

January 2002

Neighborhood Revitalization Plan Update
and Original Washington Neighborhood Revitalization Plan

Washington



STRONG NEIGHBORHOODS INITIATIVE



Washington Neighborhood Revitalization Plan Update
Strong Neighborhoods Initiative

With Original *Neighborhood Revitalization Plan* attached

**Approved by City Council
City of San Jose
January 22, 2002**

City of San Jose

Note: This Volume contains both the Strong Neighborhoods Update of the *Washington Neighborhood Revitalization Plan* and the original *Plan*. The original *Plan* can be found in its entirety behind the *Update*. The *Update* builds on the original *Plan*, but retains the original community vision. The *Update* identifies some additional objectives and resources and includes “Top Ten” priorities and a new combined Improvement Plan and Action Item Matrix. The original *Plan* provides extensive background information and contains some substantial discussions and illustrations of various improvement concepts that will be useful to the reader’s understanding of several of the Action Items.

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Alma Community Center
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Mayor and City Council

Ron Gonzalez, Mayor
Linda LeZotte, District 1
Forrest Williams, District 2
Cindy Chavez, District 3
Chuck Reed, District 4
Nora Campos, District 5
Ken Yeager, District 6
George Shirakawa, Jr., District 7
David D. Cortese, District 8
John Diquisto, District 9
Pat Dando, District 10

Council Assistants

Jose Posadas, District 3
Jonathan Noble, District 3
Queta Herrera, District 7

City Manager's Office

Del Borgsdorf, City Manager
Jim Holgersson, Deputy City Manager

Department of Planning, Building and Code Enforcement

Joe Horwedel, Acting Director

Planning Division

Laurel Prevetti, Acting Deputy Director
Patricia Colombe, Principal Planner
Salifu Yakubu, Senior Planner
Valerie Peterson, Project Manager
Roland White, Planning Technician

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Code Enforcement Division

Mike Hannon, Acting Deputy Director
Jamie Matthews, Code Enforcement
Administrator
Diane Buchanan, Acting Code Enforcement
Supervisor

Department of Parks, Recreation, and Neighborhood Services

Mark Linder, Director
Margaret Cohen, Deputy Director
Neighborhood Services
Betty Keith, Superintendent
Dick Busse, Recreation Supervisor
Art Niño, Community Coordinator
Mike Vasquez, Community Activity Worker
Elizabeth Gonzalez, Community Activity
Worker

Library Department

Jane Light, City Librarian
Gordon Yusko, Supervising Librarian
Linda Cortez, Librarian Biblioteca
Latinoamericana

Redevelopment Agency

Susan F. Shick, Executive Director
Jay Marcus, Deputy Executive Director
Harry Mavrogenes, Deputy Executive
Director
Richard Rios, Deputy Executive Director
John Weis, Deputy Executive Director
Richard Keit, Acting Neighborhood
Business Development Director
Kip Harkness, Coordinator for the Strong
Neighborhoods and Business Planning
Martin Magana, Development Specialist
Gilbert Hueyopa, Development Specialist

Washington Technical Advisory Committee

Taher Basma, Public Works

Craig Buckhout, Police
Todd Capurso, PRNS
Eric Calleja, Code Enforcement
Eileen Dorset, Redevelopment Agency
Derrick Edwards, Police
Joe Garcia, DOT
Renee Gurza, City Atty's Office
Lisa Ives, VTA
Greg Jobe, Public Works
Don Jonasson, Fire
Jeff Juarez, Public Works
Bob King, Fire
Nanci Klein, OED
Mark Klemencic, SCVWD
Jim Leitner, DOT
James Lightbody, VTA
Don Ludwig, Housing
Tom MacRostie, Housing
Eugene Maeda, VTA
Deborah Mendez, PRNS
Dave Mitchell, PRNS
Fred Moezzi, Public Works
Gary Okazaki, PRNS
Anne Ortiz, City Manager's Office
Jose Ortiz, SCVWD
Steve Parker, Public Works
Lori Popovich, DOT
Gail Price, VTA
Judith Propp, City Atty's Office
Julie Render, VTA
Art Rosales, PRNS
Maria Ruiz, Housing
Mark Ruffing, Code Enforcement
Richard Saito, Police
David Schaeffer, Police
Dale Schmidt, Public Works
James Stagi, Housing
Toni Stangel, City Manager's Office
Rick Stanley, PRNS
Lance Uyeda, Code Enforcement
Jennifer Vasquez, PRNS
Don Weden, County Planning
Michael Wharton, PRNS
Suzanne Wolf, PRNS
Jessica Zadeh, Public Works

EXECUTIVE SUMMARY

Washington Neighborhood Revitalization Plan and Strong Neighborhoods Initiative Plan Update

This document includes both the original *Washington Neighborhood Revitalization Plan* that was approved by the City Council in October of 1998 and the Strong Neighborhoods Initiative (SNI) *Update* of the original *Plan*. The 1998 *Plan* outlines a vision for the Washington Neighborhood, goals and objectives, improvement recommendations, and 84 actions intended to implement the *Plan* vision and its goals and objectives. As part of the *Plan* update process, the Washington community developed a “Top Ten” list of priority actions, identified additional actions to address issues and needs not addressed in the original *Plan* and developed recommendations for the development and redevelopment of vacant and underutilized sites in the area. Together, the two *Plans* provide a blue print for improving the quality of life in the Washington Neighborhood.

The “Top Ten”

The Washington Area Community Coalition (Coalition), with community input from workshops and Coalition meetings, identified the following “Top Ten” priority actions. These “Top Ten” Actions were identified as those actions that would most contribute to improving the livability of the Washington Neighborhood and achieving the community’s vision for its future. The list of “Top Ten” priority actions is actually 13 items in length due to the fact that the Washington neighborhood was part of the Revitalization Strategy effort, a precursor to the SNI process. While Washington had a

number of priority actions already in progress when the SNI *Update* was undertaken, the neighborhood felt it was important to keep those projects identified in the “Top Ten” to ensure their successful completion. The following “Top Ten” items are not listed in priority order:

1. Pursue funding to acquire additional park sites, including sites for skateboard parks.
2. Develop a single action program for funding and scheduling the improvement or closure of all area alleys.
3. Improve recreation areas, facilities, and programs at the Alma Senior and Teen Centers.
4. Construct storm drainage facilities south of Alma Avenue in the Alma neighborhood particularly in Little Orchard Street and Pomona, Sanborn and Ford Avenues.
5. Promote the City’s Curb and Sidewalk Repair grant program among property owners and assist property owners with Coalition grants to front the repair costs.
6. Work with property owners to close the liquor store at the corner of Oak and First Streets, and redevelop or rehabilitate building for different use(s).
7. Continue working with the Redevelopment Agency on the proposed Bellevue Park and consult with the community on its design to address problems in the area such as homeless encampments along the railroad tracks and the presence of drug paraphernalia and other litter.
8. Implement a program to provide better publication/notification of the street sweeping schedule and when warranted,

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- utilize temporary and permanent “No Parking” signage to encourage residents to remove parked vehicles.
9. Conduct a study to consider the conversion of Vine and Almaden to two-way streets.
 10. Improve traffic flow and controls in the elongated Goodyear/Sherman/Graham intersection.
 11. Encourage the community to identify areas needing street lights and areas where street lights need upgrading and pursue funding.
 12. Enhance existing basketball courts, turf field, and play equipment at Washington School, and explore the possibility of making the play areas at Washington School accessible on the weekends.
 13. Implement the Redevelopment Agency plan to underground the utility lines along Oak Street in front of the Washington Elementary School.
1. The neighborhood is an enjoyable place to be.
 2. Residents can walk, play, and socialize safely and comfortably in the community.
 3. There are safe, attractive places for children to play and for the community to interact.
 4. High quality housing is affordable to low and very low income households.
 5. Housing conditions are improved to a high standard and maintained over time.
 6. The appearance of the neighborhood is enhanced with attractive buildings, appropriate landscaping, and street improvements.
 7. There is a healthy environment, free of pollution.
 8. Existing community organizations within the entire study area are enhanced and strengthened.
 9. The sense of community pride for residents is maintained and strengthened.

Plan Vision

The vision of revitalizing the Washington Neighborhood includes creating and maintaining a safe, high quality living environment, where residents are secure from the threat of crime, streets are safe and attractive, residents have quality affordable housing, and there are safe places for the community to interact and children to play.

The details of the neighborhood’s vision and goals can be found in the original *Plan* that is attached as an appendix to this document.

Plan Goals

To achieve the vision, the following goals have been identified by the community to provide a more specific direction for improving the neighborhoods:

INTRODUCTION



Javier Gonzalez with Washington Community Folklorico Group on Cesar Chavez Day.

The Washington area is an excellent example of how a strong community can build partnerships with the City and other organizations to work toward revitalizing its neighborhoods. Since the City Council adopted the *Washington Neighborhood Revitalization Plan* in 1998, the community has been working in partnership with the City and other organizations to implement the actions identified in the *Plan*. These actions address a number of issues identified by the community that are typical of older neighborhoods. Some of these issues include streets and sidewalks in need of repair, inadequate street lighting, park and open space deficiencies, missing or

inadequate storm drainage, residential overcrowding, the condition of public infrastructure, high crime rates, and other issues. Through the *Strong Neighborhoods Initiative*, the City hopes to help the community build on its previous revitalization efforts by providing more resources, including the use of Redevelopment funds, and additional support, including support for neighborhood capacity building.

A number of action items from the original *Revitalization Plan* have been accomplished or are in progress and include:

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- Traffic signals installed at First and Oak Streets and at Pomona and Alma Avenues.
- Two alleyways reconstructed and another two funded for either closure or reconstruction.
- Forty streetlights installed in the area.
- Continued planning for the “Brenda Lopez Park” where Sherman Street will be closed, with construction to begin in 2002.
- Increased police presence through the federally funded “Weed and Seed” program.
- Progress toward the purchase of the vacant lot at the corner of Floyd and Locust Streets to be developed as a park.
- A number of traffic calming studies being conducted in the area.
- Noise attenuation treatment to at least 275 households, will be provided by the Federal Aviation Administration working with San José International Airport.

None of these victories could have been achieved without the activism, perseverance, and dedication of the community and the efforts and resources of the City. It is this continued partnership with the support of the Strong Neighborhoods Initiative that will bring the area closer to its vision of “a neighborhood where residents are secure from the threat of crime, streets are safe and attractive, residents have quality affordable housing, and there are safe places for the community to interact and children to play.”

Strong Neighborhoods Initiative

In the year 2000 the Mayor and City Council made a commitment to strengthen San Jose’s neighborhoods and launched the Strong Neighborhoods Initiative (SNI). By focusing resources from the City of San

Jose, San Jose Redevelopment Agency, private investment, and public-private partnerships, the Strong Neighborhoods Initiative will:

- improve neighborhood conditions
- enhance community safety
- improve community services
- strengthen neighborhood associations

With these goals in mind, the Washington community members engaged in a *Plan* update process to reexamine their *Neighborhood Revitalization Plan* that was adopted by City Council in October of 1998, and to consider ways in which to enhance it.

Purpose of Updating the Washington Neighborhood Revitalization Plan

The Strong Neighborhoods Initiative presents an opportunity for the neighborhood to tap additional resources that were not foreseen during the Neighborhood Revitalization Plan process. The existing *Washington Neighborhood Revitalization Plan* was updated to be consistent with the Strong Neighborhoods Initiative by:

- Identifying community needs known but not included in the original *Plan*.
- Identifying any compelling neighborhood needs that have surfaced since approval of the original *Plan*.
- Searching for and designating potential new development, or redevelopment, sites.
- Identifying potential funding sources that may differ from or supplement the original *Plan* assumptions.
- Discussing the feasibility of actions and projects.
- Identifying new priorities to reflect the community’s success in implementing

previous priorities and to consider newly available resources.

- Reviewing the implications of City, and other agency, plans, policies and projects approved or proposed since approval of the original *Neighborhood Revitalization Plan*. Examples include the improvements planned with the City's recently approved parks and library bond measures, the Greenprint Plan, the new traffic calming program, etc.

Together, this update and the original *Plan* document the specific types of neighborhood changes that participants in the *Plan* update process expressed a strong interest in, or voiced consensus around. The improvement concepts and actions described in the *Plan* reflect the community's desired future.

Funding is currently not available for many of the suggested improvements. Where funding is immediately available for improvements, City staff, community members and other potential partners can move expediently toward implementation. Where funding is not available, the *Plan* will provide the direction for City and community organizations to seek funding for improvements that are a high priority for the community.

Planning Process for the Update

The community actively participated in this process by reviewing the existing *Plan*, reaffirming its assets, identifying new and continuing issues in the area, developing new or enhanced action items in the *Plan*, identifying redevelopment opportunities in the area, and actively participating in two community workshops as well as monthly Washington Area Community Coalition (Coalition) meetings. Both community

workshops and Coalition meetings were open to the public.

Building on the original Advisory Group, the Coalition is a group of Washington area residents, property owners, business owners, representatives of community-based organizations, and other interested citizens. The Coalition accepted the responsibility of implementing the Neighborhood Revitalization Strategy (NRS) *Plan*, has continued supporting a strong network of community organizations and is guiding the implementation of the existing *Plan*. The Coalition acted as the Strong Neighborhoods Initiative Neighborhood Advisory Committee and worked from February 2001 through November of 2001 devoting an hour of their regular monthly meetings to develop the update to their *Plan*.

Working closely with the community was the City staff Neighborhood Team. The Neighborhood Team is the core staff working in each Strong Neighborhoods Initiative Planning Area. The key members in the group are representatives from the Department of Planning, Building and Code Enforcement (Planning Services and Code Enforcement Divisions), the Department of Parks, Recreation, and Neighborhood Services (Neighborhood Services Division), the Redevelopment Agency, and the District 3 and 7 Council Offices. Although the team is not hierarchical, the Planning Services Division had the lead in coordination and facilitation of the Planning process and Neighborhood Services and the Redevelopment Agency will have the lead during the implementation phase. This Team was established to work with the community through both the planning and implementation phases.

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Organization of the Update

Following this Introduction, the *Plan* is organized into the following Chapters:

Chapter Two:

Redevelopment Opportunities

Chapter Three:

Action Plan

- Implementation Approach
- Action Items

Glossary

Appendix:

Action Plan Summary

REDEVELOPMENT OPPORTUNITIES



The change in use and redevelopment of the liquor store on S. First and Oak Streets is a community priority.

The Strong Neighborhoods Initiative seeks to improve neighborhood quality in a variety of ways including the judicious development or redevelopment of appropriate sites within the area.

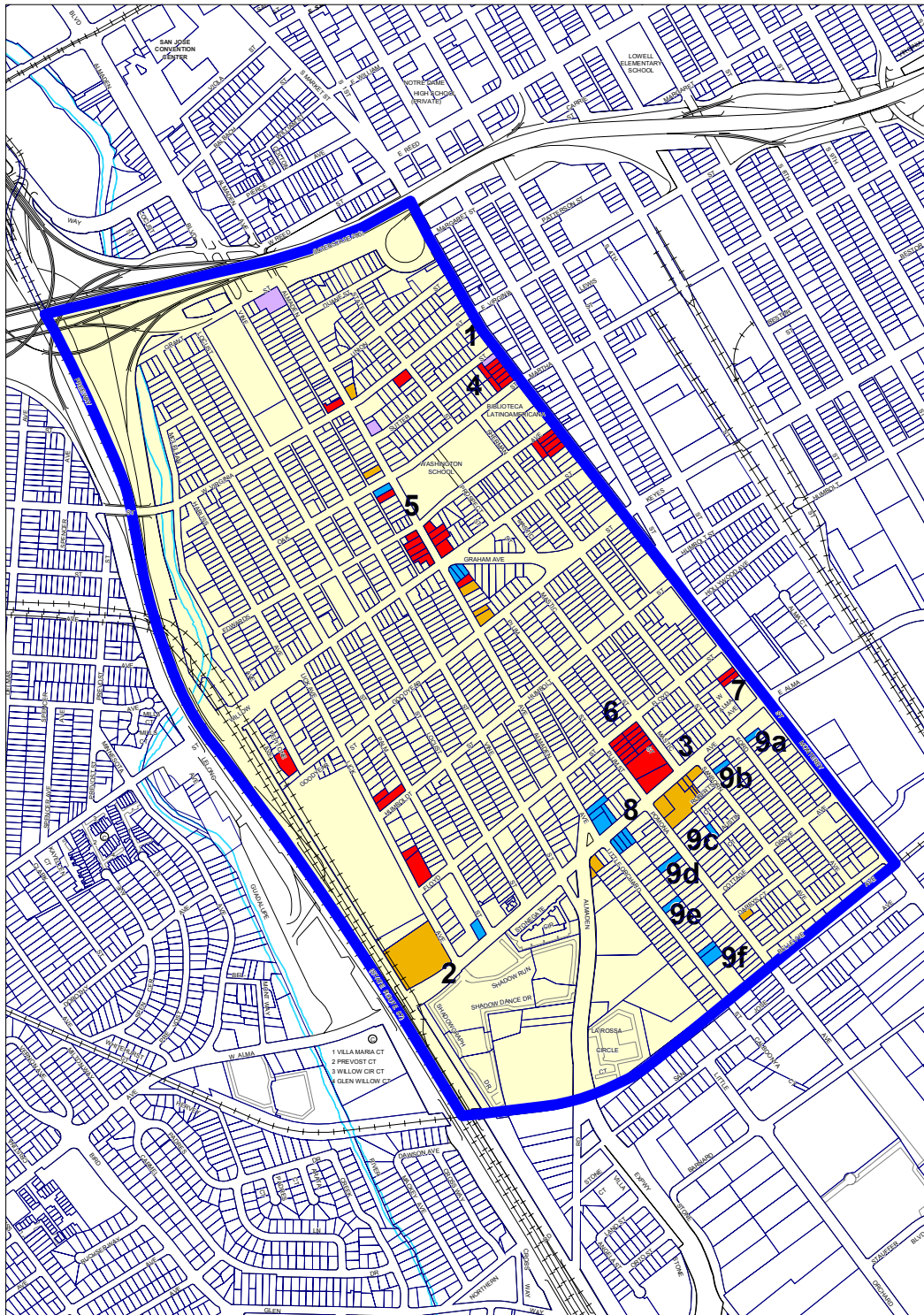
Over several meetings, community members identified specific areas, properties, or structures that they consider potentially appropriate for development or redevelopment. A subcommittee was formed to tour all of the sites and make specific comments on each site. Four categories of redevelopment strategies evolved based on the community's

discussions and are discussed later in this chapter. The categories include: Adaptive Reuse and Restoration, Building and Site Rehabilitation, Redevelopment, and New Development on Vacant Sites. Specific sites within each category identified by the community are pictured in Figure I, with only the community's highest priority sites numbered and discussed along with the description of each redevelopment category.

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Figure I (SNI Area and Potential Redevelopment Sites Map)



Prepared by the Department of Planning,
Building & Code Enforcement
Planning Services Division
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- Adaptive Reuse and Restoration (Historic)
- Building and Site Rehabilitation
- Redevelopment
- Vacant (New Development)

Scale: 1" = 600'

Adaptive Reuse and Restoration

This category includes sites that the community identified as having important community structures that contribute to the historical character of the neighborhood. It was preferred that the structures and their surrounding landscape be preserved and/or restored and enhanced for neighborhood serving businesses.

Site 1: *The “Old Five Spot,” southwest corner of Sutter Street and South First Street.*

The community identified the building and its associated sign as important structures that contribute to the character of the neighborhood. A historic report prepared for this site determined it is a Candidate for City Landmark Status. The community prefers the retention of the building as an eating establishment, its original use.

Building and Site Rehabilitation

This category includes sites which were identified by the community as needing significant building and/or site improvement. Selected existing buildings were found to need façade improvements, new paint, expansions, and/or even major structural repair. In addition, the community identified sites that needed new or improved landscaping, sidewalks, improved site function, site expansion, and/or clean up of debris and other refuse. This category does not include properties for which the community prefers total redevelopment and reuse.

Site 2: *The Alma Bowl, northwest corner of Alma Avenue and Lick Avenue.*

The Alma Bowl was identified by the community as a facility in need of property improvements including much needed landscaping and façade improvements. While the community is aware that the property may redevelop in the near future

under its Mixed Use, *Tamien Specific Plan*/General Plan designation, it supports site improvements to this large neighborhood facility in the meantime. The community is generally supportive of the *Tamien* designation of Mixed Use, however, many members of the community were not supportive of the 2001 General Plan amendment increasing the allowable density from 25-50 DU/A to 25-150 DU/A and increasing the allowable height to 120’ along the rear of the property. When a project is proposed for the site, the community stressed the importance of including adequate open space, parking, and other project amenities to avoid negatively impacting the existing community. The community should also have adequate notice of a potential project and have ample opportunities for review and input.

Site 3: *Alma Senior and Teen Center, south side of Alma Avenue between Pomona and Sanborn Streets.*

The Alma Centers are important community facilities that provide programs for both youth and seniors. The community identified the need for enhancement and expansion of the facility, including improvements to the roof, exterior lighting, heating and cooling system and other basic amenities. An alternative would be to rebuild an entirely new and larger center to serve the community better. There are currently two vacant lots adjacent to the Center facing Alma Avenue and two other small lots behind the Center along Roberts Court that the community recommends for purchase and inclusion into potential future expansion plans for the Alma Centers. The vacant lots can be used for parking, basketball courts, or other recreational areas that can be identified by the community during a master plan process.

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Redevelopment

This category includes sites that the community identified as having existing uses that are inappropriate or cause an undue burden or other negative impacts on the neighborhood. The sites identified may include structures that are neglected or in disrepair, or offer important opportunities for redevelopment with more neighborhood serving uses that could greatly contribute to the overall revitalization of the area. It is important that any redeveloped site in the Washington area provide adequate open space and parking to avoid negatively impacting the neighborhoods.

Site 4: Liquor Store, northwest corner of Oak and South First Streets.

The community discussed at great length the need to convert the liquor store to a use more compatible with the adjacent Biblioteca, Youth Center, and elementary school. Excessive loitering at the corner is inappropriate adjacent to the community facilities which largely serve children. In discussing this site, the community envisioned the entire block between Oak Street and Sutter Street (except the “Old Five Spot”) to be a high-quality mixed-use project with residential uses on the second story and pedestrian-friendly, neighborhood-serving retail on the first floor.

Site 5: Properties on both sides of Almaden Avenue between Edwards Avenue and Willow Street.

These properties were identified because this block connects the Washington Elementary School, Biblioteca Latinoamericana, and Washington United Youth Center to the Willow Street Business District. This short corridor could link these two important neighborhood areas and include more pedestrian-friendly features and neighborhood serving businesses.

Site 6: The Department of Motor Vehicles, located on Alma Avenue between Plum and Mastic Streets.

The DMV attracts a large number of visitors who use neighborhood streets for circulation and parking. Because this is a State agency, the City and community will have to alert State officials to the problems their facility is causing in the neighborhood, and discuss potential solutions. If possible, the facility should be moved to another site to make this large neighborhood parcel available for a potential neighborhood use like a pool or park.

Site 7: Two Parcels, west side of South First Street between Floyd Street and Alma Avenue.

These two parcels are adjacent to the new Sacred Heart Community Center. One parcel is a vacant lot and the other is a vacant house identified in the City of San Jose’s Historic Resources Inventory as a structure that contributes significantly to the historic fabric of the community. The two properties are fenced off and growing weeds. Community members hope that both properties can be used to expand the Community Center parking lot to decrease the amount of overflow parking the center creates in their neighborhood. The community should work with the Center and the property owner to negotiate the purchase and development of these two properties for the Community Center parking. If this effort is successful, the historic house should be moved to an appropriate site.

New Development on Vacant Sites

This category includes sites that are vacant and which have potential for structures or features that could improve the neighborhood. Some of these sites can be considered for pocket parks, but where pocket parks are not desirable or feasible the community established some preferences for

the type of development it would support. These preferences are described in more detail below.

Site 8: Vacant Lots, northeast and southeast corners of Alma and Almaden Avenues.

These properties present a great opportunity for development given the location at the intersection of two busy streets. Any development should be high quality and, if retail, should be neighborhood serving like a grocery store. Housing projects should include adequate open space and, if feasible, should include ground floor retail in the design. The General Plan designation for these sites is Medium Density Residential (8-16 dwelling units per acre). The community recommends that any future residential development of the sites occur at the lower end of that density range to minimize new congestion in the area. Any new development should interface well with adjacent residential properties and have a pedestrian-friendly street presence.

Sites 9a-9f: Several Small Vacant Lots, south of Alma Avenue in the Alma neighborhood.

Community members prefer that high-quality single-family homes be built on these lots. The new homes should be compatible in architectural style and design with the existing housing stock in the area. Although there is a need for affordable housing in this area, the community concluded that the scattered lots pose a great opportunity to provide market rate housing and allow for more investment in the area. These lots also offer the opportunity for pocket parks or tot lots, and residents should identify which lots are most appropriate for this use. In the short term, the community identified the need for Code Enforcement action on these vacant lots to control weeds and litter.

ACTION PLAN



Traffic signal installed at the intersection of Plum Street/Pomona Avenue and Alma Avenue.

To update their *Washington Neighborhood Revitalization Plan*, community members identified new issues, actions, and priorities but also retained issues and needs addressed in the original *Plan*. Issues already identified in the existing *Plan* include crime and gang activity, speeding, the need for low-income housing, inadequate street lighting, lack of adequate park space, severe drainage problems, inadequate street sweeping, poor condition of the alleyways, and others.

New issues that emerged include the need to preserve the historical resources of the area, drug-related impacts, the need for an implementation strategy in the *Plan*, and the

need for better community programs and services.

This chapter is comprised of the following sections:

- The *Implementation Approach* describes how this *Plan* will be implemented.
- A list of the community's "Top Ten" *Priority Actions*.
- Detailed descriptions of the "Top Ten" *Priority Actions*.
- The last sections of this chapter are the *Action Plan*, which describes the community's original 1998 Action Items and the new update Action Items.

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- The *Action Plan Summary*, which presents all the Action Items and related information in matrix form.

These sections include the integration of all of the actions from the original *Action Plan*, and *Action Plan Summary*, that remain unchanged as well as the revisions as identified by the community through the update process. Some of these revisions ranged from enhancements to previous actions with minor text changes, to completely new categories of issues and associated actions. In addition, the *Action Plan Summary* will now identify the City Service Area for the purposes of organizing City resources internally.

Implementation Approach

A well-defined program for implementation is essential to completing the priority actions of the *Washington Neighborhood Revitalization Plan Strong Neighborhoods Initiative Update*. This section describes an overall strategy for implementing the highest priority actions in the *Update*. Implementation will require a great deal of leadership and commitment on the part of community groups and individuals and strong coordination, organization, and accountability from City departments.

The Washington Area Community Coalition (Coalition) has been the vehicle for community participation in the Strong Neighborhoods Initiative Update of the *Washington Neighborhood Revitalization Plan*. The Coalition and larger community developed their updated “*Top Ten*” Priority Actions for the update process by building on the “*Top Ten*” actions they have been addressing in the implementation of the *Washington Neighborhood Revitalization Plan*. For the implementation of the *Plan Update*, the City and community will focus

their efforts on the “*Top Ten*” Priority Actions. Resource constraints make it impossible to implement all of the actions in the overall Action Plan in the near term. Rather, existing resources must first be focused on the actions that matter most – the projects that the community has determined will make the most tangible difference to residents and local businesses given existing resources.

To support the progress and completion of each priority action item, a project manager from the City Department identified as the “*Lead Responsibility*” in the *Plan* will receive implementation guidance and support from three key sources: 1) Guidance from the community regarding its vision for the project. 2) Direction from each Department director that the project is a priority and an internal part of the Department’s work plan. 3) Support from the Neighborhood Team working with the community and other Departments. Without all three partner groups working together to implement the plan there may not be sufficient commitment to implement it.

Role of the Community

Guidance on the implementation of the *Plan* will come from the community of residents, property owners and other stakeholders acting as advocates for action items. The Coalition will guide the implementation of the *Plan*. It will have the responsibility for identifying a team of individuals with a team leader to assume responsibility for working with the City and others to make sure an action item moves forward and in a direction that the larger community desires. Action items without a community advocacy team and leader regularly tracking and guiding the implementation of an item will not have sufficient support to move forward to completion.

A summary of the responsibilities of the Coalition during implementation include:

- Oversee and monitor the progress of the *Washington Neighborhood Revitalization Plan and Update*, particularly the “Top Ten” Priority Actions.
- Provide input regarding design and development of public and private projects.
- Act as information liaison to the neighborhoods on the status of implementation projects.
- Complete action items for which it is responsible.
- Manage its meeting logistics and agendas.
- Invite appropriate City staff to meetings for reporting the status of particular projects or to provide other information.
- Coordinate with neighborhood associations, business associations, and the Redevelopment Project Area Committee (PAC) on appropriate redevelopment projects within Washington.

While the Coalition will be the community lead on *Plan* Implementation, the individual neighborhood associations and individual residents, business and property owners, and community based organizations will all need to play a significant part in implementing the *Plan* and improving the livability of the Washington area. Throughout the implementation process, it should be remembered that a primary purpose of the Strong Neighborhoods Initiative is to create a strong Washington area by strengthening the existing neighborhood associations. The Strong Neighborhoods Initiative seeks to empower the Alma, the Guadalupe/Washington, Tamien, Alma/Almaden, and Goodyear/Mastic Neighborhood Associations, as well as

individual community members and area community-based organizations, to tackle and solve neighborhood issues now and in the future.

Role of the City

The City of San Jose will play an important role in implementation by being a catalyst for selected actions, and allocating or identifying appropriate resources for the area. For each of the priority items identified, the City will assign a lead department and division, which is in turn responsible for assigning a project manager for overall coordination. The responsibilities of the lead department and project manager include:

- Make Strong Neighborhoods Initiative projects a priority.
- Follow a project from initiation to completion and frequently report back to the Coalition and community lead on the progress of implementation.
- Attend community meetings particularly, Coalition meetings, when invited by the community to speak on the status of a project.
- Strategize to find resources for the project including redeployment where possible and advocacy of additional funding where appropriate.
- Provide technical guidance.
- Provide project management responsibilities in cases of City funded projects.

Without the lead department and project manager upholding these responsibilities, an action item may not have the support to be implemented.

The Neighborhood Team consisting of representatives from Code Enforcement, Planning, Neighborhood Services, and the Redevelopment Agency will continue to

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provide support to the Washington community through the implementation phase. The Community Coordinator from the Neighborhood Services Division and/or the Development Officer from the Redevelopment Agency, has the lead role in coordinating the implementation efforts and will take the lead in working with community members, City Departments and outside agencies to implement the *Plan*. Additionally, the Development Officer from the Redevelopment Agency will be the lead on all redevelopment projects and opportunities within the neighborhood and will coordinate the implementation of all redevelopment projects and serve as technical advisor to area businesses. Both the Redevelopment Agency and Neighborhood Services Division should work with the Coalition to:

- Coordinate *Plan* implementation.
- Initiate long-term strategic planning to maximize the efficiency of the Coalition.
- Educate community members on tools for project implementation, community organizing, and other critical thinking skills.

Resources and individuals outside of the City should be called upon for information and support for this effort and may include educators, non-profit organizations, private consultants, and other individuals or groups who have experience or expertise in community organizing and project implementation.

Action Items

Many actions and policies were identified during the planning process for both the original *Plan* and the *Plan Update* that would, if implemented, bring positive changes to the Washington Area. The *Action Plan* that follows provides guidance for the implementation of the specific

actions identified by the community as being necessary to positively revitalize the area.

“Top Ten” Priority Actions

Identified below are the “*Top Ten*” *Priority Actions* identified by the community. They were selected from the full *Action Plan Summary*, which contains over 100 specific actions for improving the Washington area. Resource constraints make it impossible to implement all of the actions at once. Rather, existing resources must be focused on the actions that matter most – the projects that will make the most tangible difference to residents and local businesses given existing resources. The City and community will work to implement these items first.

A revitalization plan is not static. Strategic planning is dynamic and changes as projects are completed and the community collectively identifies new directions and priorities. Over time, resources, opportunities, and new challenges will present themselves to the community and regular updates and periodic assessments of the “*Top Ten*” *Priority Actions* will be necessary. The Coalition will monitor the overall progress of implementation and periodically review the action plan and reset priorities based on past accomplishments and existing conditions.

The community members, through community workshops and Coalition meetings provided input on the selection of the priority actions in this *Plan*. The list below is not ordered to suggest that one action is more important than another or that one must be completed before another. Action steps should be taken immediately to move forward on as many of the priority actions as possible. Some require only a short time frame to complete, while others will take much longer. A discussion of each

“Top Ten” Action will follow their complete listing below. Each action is followed by its corresponding action item number where it is found in the *Action Plan* chapter of this document.

1. Pursue funding to acquire additional park sites, including skateboard parks. (7b)
2. Develop a single action program for funding and scheduling the improvement or closure of all area alleys. (9d.1.)
 - Reconstruction of the alleys should be coordinated with any relevant ongoing and future street maintenance and other infrastructure improvements. (9e)
 - The action program should include strategies for working with adjacent property owners to improve the alley edges of their properties. (9f)
3. Improve recreation areas, facilities, and programs at the Alma Senior and Teen Centers. (7i.)
 - Explore options and funding sources for expanding the site and buildings and/or replacing the existing facilities at the Alma Centers. (7i.1.)
4. Construct storm drainage facilities south of Alma Avenue in the Alma neighborhood particularly in Little Orchard Street and Pomona, Sanborn and Ford Streets. (11b.1.)
5. Promote the City’s Curb and Sidewalk Repair grant program among property owners and assist property owners with Coalition grants to front the repair costs. (10b.)
6. Work with property owners to close the liquor store at the corner of Oak and First Streets, and redevelop or rehabilitate building for different use(s). (6b.1.)
7. Continue working with the Redevelopment Agency on the proposed Bellevue Park and consult with the community on its design to address problems in the area such as homeless encampments along the railroad tracks and the presence of drug paraphernalia and other litter. (7l.)
8. Implement a program to provide better publication/notification of the street sweeping schedule such as posting permanent signs, temporary signage, etc. (10g.1.)
 - Enforce “No Parking” signs on street sweeping days by ticketing and towing, particularly on Plum Street between Humbolt and Floyd Streets, and generally around the Biblioteca and Washington School. (10g.2.)
9. Conduct a study to consider the conversion of Vine and Almaden to two-way streets. (4f)
10. Improve traffic flow and controls in the elongated Goodyear/Sherman/Graham intersection.
 - Conduct a study to evaluate the need for a traffic signal at Goodyear and Sherman Streets.
 - If warranted, pursue funding. (4a. & 4b./1.)
 - Analyze the existing traffic pattern at the Graham Avenue and Goodyear Street end of the intersection and pursue funding

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to implement any appropriate traffic calming devices and streetscape improvements. (4a. & 4b./2)

11. Encourage the community to identify areas needing street lights and areas where street lights need upgrading and pursue funding.
 - Pursue funding for improved lighting on Palm Street and Lick Avenue between Willow and Alma, Floyd and Sherman Streets near the Taco Bell, Locust Street, and Little Orchard Street, Pomona, Sanborn and Ford Avenues between Alma and Bellevue. (5b)
 - Ensure recently installed lighting is turned on. (5b.1.)
12. Enhance existing basketball courts, turf field, and play equipment at Washington School, and explore the possibility of making the play areas at Washington School accessible on the weekends. (7g)
13. Implement the Redevelopment Agency plan to underground the utility lines along Oak Street in front of the Washington Elementary School. (10i.)

Action Item Elements

Each Action Item listed in the Action Plan outlines the following:

The specific action to be taken or improvement to be made

Most Action Items, particularly the “Top Ten” Priority Actions, are broken into individual discrete actions. These individual actions outline each of the steps that are necessary to implement an item or improvement.

The timeframe by which the action or improvement is expected to be completed

The timeframes include:

- Immediate Term: 0-18 months
- Short-term: 0 to 3 years
- Medium-term: 4 to 6 years
- Long-term: 7+ years
- On-going

It should be noted that these timeframes are different than in the original *Washington Neighborhood Revitalization Plan* but are consistent with the timelines being used in the Strong Neighborhoods Initiative Plans.

The parties responsible for implementing the given action or improvement

The action identifies which City Department is expected to take the lead on implementing a given action. In addition, other City Departments are identified that will need to play a role in implementing a given action. For actions that require the active participation of the community, a community lead is also identified as well as other responsible parties in the community.

Estimated cost

For the “Top Ten” items only, estimated costs to complete a given action or improvement are identified. The City Department or Division that is expected to be responsible for implementing the given action provided these costs. In some cases, costs are not identified because a study will first need to be completed to determine the scope of work.

1. Pursue funding to acquire additional park sites, including sites for one or more skateboard parks. (7b)

Issue

The community identified a drastic need for additional park space in the area which would include pocket parks and neighborhood/community parks. In addition, the community identified the need for a skateboard park to provide a safe location for skateboarders and to discourage skateboarding on public fixtures and facilities and other areas where it is prohibited or causes damage over time.

Discussion

The City of San Jose Greenprint for Parks and Community Facilities and Programs, the City of San Jose's Twenty-Year Strategic Plan for parks, identifies a goal of 3.5 acres of neighborhood/community serving parkland per 1000 population. The Washington area falls well below this goal. The Coalition currently is working with the City to acquire a .44 acre site for a park at the southeast corner of Floyd and Locust Streets. Although the addition of this park will be a great asset and resource to the community, additional park land is still needed. Other potential park sites identified by the community are pictured on page 46 of the *Washington Neighborhood Revitalization Plan*, 1998; however, key sites for the community continue to be a partially vacant lot at the Tamien Light Rail Station (identified as four acres in the General Plan and Tamien Specific Plan) and the CET site located on the north side of West Virginia Street between Locust and Vine Streets. For potential skate parks, the Sherman Street Closure project is planned to include portable skateboarding equipment that would be stored indoors. Other sites for skate parks should be explored with the community. The Parks Department has allotted \$350,000 for the development of a small 8,000 square foot skate park, but this does not include acquisition costs. PRNS and RDA should work with the community to identify creative funding sources to acquire additional parkspace including for skate parks.

Benefits

An area with adequate park space and facilities to service the community's needs.

Action Steps

- a) Parks Planning and DPW Real Estate to complete acquisition process for the park site located at Floyd and Locust Streets.

Costs

Approximately \$600,000

Timing

Immediate (0-18 months)

Responsibility

PRNS and Public Works (DPW - Real Estate Division)

- b) Parks Planning to work with community on Park Master Plan for the Floyd and Locust site.

Costs

Approximately \$80,000

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Timing

Immediate (0-18 months)

Responsibility

PRNS and Washington Area Community Coalition (Coalition)

- c) Parks Planning to complete construction drawings.

Costs

None

Timing

Short-term (0-3 years)

Responsibility

PRNS

- d) Department of Public Works coordinate bid and contract processes.

Costs

None

Timing

Short-term (0-3 years)

Responsibility

Department of Public Works (DPW)

- e) Construct park.

Costs

None

Timing

Short-term (0-3 years)

Responsibility

PRNS

- f) Community work with Parks Planning to identify new priority park sites.

Costs

None

Timing

Short-term (0-3 years)

Responsibility

PRNS and Coalition

- g) PRNS and RDA work with community to identify funding sources for future park acquisitions.

Costs

To be determined

Timing

Medium-term (4-6 years)

Responsibility

PRNS, San Jose Redevelopment Agency and Coalition

2. Develop a single action program for funding and scheduling the improvement or closure of all area alleys. (9d.1.)

- **Reconstruction of the alleys should be coordinated with ongoing and future street maintenance and infrastructure improvements, etc. (9e)**
- **The action program should include strategies for working with adjacent property owners to improve the alley edges of their properties. (9f)**

Issue

The alleys in the Washington area attract a number of negative activities including gang and drug activity, loitering, illegal dumping, littering, and graffiti. Additionally, the alleys are not on the City's maintenance schedule for routine resurfacing, sweeping and other maintenance issues and remain in a state of disrepair. The *Plan's* goal of improving or closing a minimum of two alleys a year has not been feasible given the lack of a coordinated effort to address alley improvement and closure, funding sources, community involvement, and maintenance.

Discussion

Two alleys have been closed and two have been reconstructed. Another two alleys have approximately \$575,000 in CDBG funding for either improvement or closure. The first of these is bounded by Oak Street, Almaden Avenue, Edwards Avenue, and Vine Street, and the second is bounded by Vine Street, Edwards Avenue, Almaden Avenue, and Willow Street. There are still seven alleys that will need funding for improvement or closure and there is still a need for an on-going maintenance component.

The Department of Transportation (DOT) has committed to a ten-year maintenance strategy for all minor public streets. This strategy should apply to all public alleys and should include all applicable preventative treatment for pavement and the removal of items dumped in the public right-of-way. Alleys requiring a pavement maintenance treatment greater than a preventative seal should be implemented as soon as funding is available. Unless these alleys receive the same preventative treatments and repairs as public streets, the alleys will deteriorate again over time. A coordinated effort to address the alleys in Washington is necessary to ensure the success of this action.

There has not been an opportunity as yet to focus on private property improvements along reconstructed alleys. It is expected that an overall improved alley environment will encourage more legitimate neighborhood activities to occur which will tend to displace undesirable activities. The alleys have been functioning as "back door" services yards for adjacent properties and, therefore, maintenance and improvement of those rear edges have traditionally been neglected. The overall poor condition of the alley environments tend to make them attractive to undesirable activity.

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The long-term durability of alley improvements requires the City and property owners to reassess how the alleys function. Property owners are encouraged to make improvements to properties abutting the alleys and increase the use of alleys for legitimate purposes. The Alleys section of Chapter V: *Improvement Plan* of the *Washington Neighborhood Revitalization Plan*, 1998, describes various site and façade improvements that could be applied to the properties abutting the alleys. Property owners should be informed of the City's planned improvements for the alley public right-of-way in order to coordinate their own private property improvements.

The cost of these private improvements are the responsibility of the property owner. Some improvements may be eligible for rehabilitation loans or paint grants through the City. If not, property owners are encouraged to apply for private financing to fund these improvements. There may be additional monies available to fund these improvements through the Strong Neighborhoods Initiative.

Benefits

A systematic approach to implementing alley closure and construction that will: streamline the process for identifying potential funding mechanisms and timelines for grant application processes; provide a maintenance strategy identified for those alleys improved to ensure that they do not return to their current blighted state and continue to be a source for negative activity; and reach the goal of "a minimum of two alleys be closed or improved every year" as identified by the *Plan*.

Action Steps

- a) Coalition to work with DPW, DOT, PRNS, RDA, and PBCE (Planning Division) to identify a strategy to implement the closure or reconstruction of all the alleys in the Washington area.

Costs

None

Timing

Ongoing

Responsibility and Partners

PRNS, DPW (Real Estate), DOT, RDA, PBCE and Coalition

- b) Design the reconstruction and/or other improvements determined by Action Step a.

Costs

Reconstruction of alleyway paving plus lights and garbage pads as needed is approximately \$17/sf. For example, a 14,050 sf alley would cost \$238,850 to reconstruct (14,050 sf x \$17/sf). Design costs are 10% of the total construction cost, so the design costs for a 14,050 sf alley would be \$23,885 (\$238,850 x .10). Therefore, total design and construction costs for a 14,050 sf alley would be \$262,735.

Timing

Ongoing

Responsibility and Partners

DPW, DOT, RDA, PBCE, PRNS, and Coalition

- c) Bid and award contract for reconstruction and/or other improvements.

Costs

Bid and award costs are approximately 5% of total construction costs. Using the example from the previous action step, bid and contract award costs for a 14,050 sf alley would be \$11,942 ($\$238,850 \times .05$). Construction Engineering (inspection) costs are approximately 15% of total construction costs. Therefore, inspection cost for a 14,050 sf alley would be \$35,827 ($\$238,850 \times .15$).

Timing

Ongoing

Responsibility and Partners

DPW

- d) Construct alley improvements.

Costs

Based on estimated construction costs above, a 14,050 sf alley would cost approximately \$310,504 to reconstruct.

Timing

Ongoing

Responsibility and Partners

DPW

- e) Coordinate the reconstruction of alleys with the on-going maintenance of all improved alleys.

Costs

General costs for reconstruction of alleys are estimated above. Cost for reconstruction and/or maintenance may vary depending on a variety of factors such as type of surface drainage facilities needed and light fixture requirements (e.g. if an underground connection is needed, the cost will be significantly more).

Timing

Medium-term (4-6 years)

Responsibility and Partners

DPW, RDA, and PBCE

- f) Work with adjacent property owners to design and install private property improvements along reconstructed alleys.

Costs

Private property improvement costs to be determined.

Timing

Medium-term (4-6 years)

Responsibility

DPW, RDA, PBCE and Individual Property Owners

3. Improve recreation areas, facilities, and programs at the Alma Senior and Teen Centers. (7i.)

- **Explore options and funding sources for expanding the site and buildings and/or replacing the existing facilities. (7i.1.)**

Issue

The Alma Senior and Teen Centers do not adequately serve the community, particularly the immediate community, in either the building facilities or the programs offered at the center. The site does not offer enough parking and the buildings need updating in terms of basic building components including roofing, heating, and air conditioning and there is not adequate exterior lighting. Although youth programs are offered, many of the area youth go to centers outside of the immediate community seeking community centers that offer more quality programming.

Discussion

The Alma Senior and Teen Centers is a valued asset in the community. The community hopes to build on this asset and make it a more desirable place for local residents. Basic physical repair and improvements to the Centers are envisioned as a first step to upgrading facilities. The community, however, finds the existing site and structures too small to accommodate the improvements that are realistically necessary to provide an adequate level of service. The two vacant lots next to the Centers along Alma Avenue, and another two small parcels behind the Centers along Roberts Court, provide an opportunity to expand the site to provide more parking and outdoor recreation space. These properties should be investigated for purchase. If these properties can be acquired, a Master Plan process for the site, potentially including a new center, should be conducted with extensive community input. There is currently \$900,000 in the City budget to be utilized for improvements to the site. Parks Planning should begin working with the community for future plans on the site.

A neighborhood study and survey should be conducted in the immediate term to identify what additional Center programs the neighborhood would most utilize. The Alma Advisory Council should have an ongoing role in identifying ways to improve and expand the programs and facilities at the Centers.

Benefits

A Center that provides safe facilities and services needed and desired by the community encourages more residents to stay in the community for these services rather than leaving the area.

Action Steps

- a) Secure funding for basic building and lighting improvements which should include new roofing, heating, ventilation, and air conditioning system, plus exterior lighting (explore potential for utilizing \$900,000 currently in City budget for improvements to the site).

Costs

Cost for renovation including new roofing, heating/air conditioning system based on the existing 6372 square feet of the Centers:

- New roofing will cost \$2.60 to \$18.00 per square foot, depending on whether existing roofing and gutters need to be removed, and type of new roof and gutter to be installed.
- Heating and air conditioning will cost \$12 to \$36 per square foot depending on extent, difficulty and type of system.

Timing

Short-term (0-3 years)

Responsibility and Partners

PRNS, DPW, and RDA

- b) Secure additional funding to complete basic building and lighting improvements if necessary.

Costs

To be determined

Timing

Short-term (0-3 years)

Responsibility and Partners

PRNS and RDA

- c) Conduct an area study and resident survey to identify ways to enhance programs at the Center and to identify new programs that the neighborhood would utilize.

Costs

None

Timing

Immediate (0-18 months)

Responsibility and Partners

PRNS, Coalition, Alma Neighborhood Association, and Goodyear/Mastic Neighborhood Association

- d) PRNS should work with the community to implement new programs at the Senior and Teen Centers.

Costs

None

Timing

Ongoing

Responsibility and Partners

PRNS, Coalition, Alma Advisory Council

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- e) Secure funding for the purchase of the vacant properties along Alma Ave. and Roberts Court.
 - Costs*
To be determined.
 - Timing*
Medium-term (4-6 years)
 - Responsibility and Partners*
PRNS and RDA

- f) Develop a Master Plan for the site, with or without the additional properties.
 - Costs*
Approximately \$250,000 to \$300,000
 - Timing*
Short-term (0-3 years)
 - Responsibility and Partners*
PRNS, RDA and Coalition

- g) Establish bid process for construction of new or upgraded facilities.
 - Costs*
None
 - Timing*
Immediate (0-18 months)
 - Responsibility and Partners*
PRNS, RDA, and DPW

- h) Construct new or upgraded facilities.
 - Costs*
Cost for entirely new facility approximately \$200 to \$300 per square foot depending on the design.
 - Timing*
Short-term (0-3 years)
 - Responsibility and Partners*
PRNS, RDA, and DPW

4. Construct storm drainage facilities south of Alma Avenue in the Alma neighborhood particularly in Little Orchard Street and Pomona, Sanborn and Ford Avenues. (11b.1.)

Issue

Lack of drainage infrastructure in the Alma Neighborhood causes extensive flooding during heavy rains.

Discussion

The Department of Public Works (DPW) conducted a cost estimate for the installation of storm drainage facilities in the Cottage Grove area (Darby Court and adjacent streets in Alma neighborhood). The scope included the installation of approximately 4,300 feet of 18-inch to 30-inch storm drain pipes and amounted to \$2.2 million dollars. There is currently no City funding to accomplish this project. The limited City budget for storm capital improvements has been significantly reduced in the past several years and is expected to generate less than \$400,000 a year beyond FY 2002-2003. An outside funding source should be pursued in order to cover the cost of the installation of drainage facilities in this area.

Benefits

New storm drainage facilities would alleviate the problems caused by standing water on neighborhood streets and driveways during heavy storms and would carry storm water safely out of the neighborhood through standard infrastructure.

Action Steps

- a) Explore funding sources for storm drainage facilities south of Alma Avenue in the Alma neighborhood particularly along Little Orchard Street and Pomona, Sanborn and Ford Avenues.

Costs

None

Timing

Ongoing

Responsibility and Partners

PRNS, RDA, and DPW

- b) Secure funding for installing storm drainage facilities.

Costs

Approximately \$2.2 million for the drainage facilities only

Timing

Medium-term (4-6 years)

Responsibility and Partners

PRNS, RDA, and DPW

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- c) Complete engineering drawings with community input.

Costs

None

Timing

Medium-term (4-6 years)

Responsibility and Partners

PRNS, RDA, DPW, Coalition and Alma Neighborhood Association

- d) Bid and construct new storm drainage facilities.

Costs

Approximately \$2.2 million for the drainage facilities only. Cost for street repair in conjunction with the installation of the drainage facilities will have to be assessed.

Timing

Long-term (7+ years)

Responsibility and Partners

DPW

5. Promote the City’s Curb and Sidewalk Repair grant program among property owners and assist property owners with Coalition grants to front the repair costs. (10b.)

Issues

The curbs and sidewalks in the Washington area are in need of repair. Many of the property owners in the Washington area are unaware of the City’s Curb and Sidewalk Repair grant program.

Discussion

The property owner is responsible for maintaining and repairing the sidewalk, curb, and gutter adjacent to their property. Through the City’s Curb and Sidewalk Repair grant program, the City will reimburse single-family and duplex property owners for the entire cost of the repairs. The Coalition has been providing funds to cover the initial costs of the repairs to relieve property owners of the need to front the funds prior to reimbursement. DOT initiated this program with property owners in the Washington area and marked sidewalks that were in need of repair. Several more are in need of repair and DOT and the Coalition should initiate additional outreach efforts to ensure property owners are aware of the City Curb and Sidewalk Repair grant. (More information is available on page 55 of the *Revitalization Plan*).

Benefits

Property owners who know about the program and take advantage of it, would provide safer sidewalks and a more attractive streetscape making it more inviting for community pedestrian traffic.

Action Steps

- a) DOT work with Coalition to identify effective promotional materials for area.

Costs

Subject to City budget appropriations

Timing

Short-term (0-3 years)

Responsibility and Partners

DOT, PRNS and Coalition

- b) Distribute promotional material.

Costs

Subject to City budget appropriations

Timing

Ongoing

Responsibility and Partners

DOT, PRNS and Coalition

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- c) Coalition should continue to provide grant monies to property owners who want to participate in the program.

Costs

\$145,000 discretionary funds from Coalition grant program

Timing

Ongoing

Responsibility and Partners

Coalition

6. Work with property owners to close the liquor store at the corner of Oak and First Streets, and redevelop or rehabilitate building for different use(s). (6b.1.)

Issue

The liquor store located at the northwest corner of Oak and First Streets is directly across the street from the Biblioteca Latinoamericana and near the Washington United Youth Center and Washington Elementary School. Given the store's proximity to these public facilities, the site presents an opportunity for a more compatible use.

Discussion

The City's San Jose 2020 General Plan designates this parcel as General Commercial, but the zoning is LI Light Industrial. First steps in accomplishing the replacement of the liquor business with a more compatible use is to work with the liquor store owners to discuss the possibility of other uses on the site and to rezone the site. Rezoning this site, as well as other commercial properties along First Street, to CP Commercial Pedestrian will make it possible to install the neighborhood oriented businesses desired by the community. A further step would be to secure the funds necessary for the site rehabilitation or redevelopment. The site also could be consolidated with adjacent lots for a larger project depending on negotiations with property owners and available funding.

Benefits

A use more compatible with the adjacent Biblioteca, Youth Center and school will deter negative activity in the area often associated with liquor stores.

Action Steps

- a) Work with the owners of the liquor store to discuss alternative uses for the site.

Costs

Cost for the project will be determined when the scope is more clearly defined.

Timing

Long-term (7+ years)

Responsibility and Partners

RDA and PBCE (Code Enforcement and Planning Division)

- b) Provide façade improvement funding to enhance building appearance.

Costs

Cost for the project will be determined when the scope is more clearly defined.

Timing

Short-term (0-3 years)

Responsibility and Partners

RDA

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- c) Discuss renovation improvements as part of a new use.
 - Costs*
Cost for the project will be determined when the scope is more clearly defined.
 - Timing*
Long-term (7+ years)
 - Responsibility and Partners*
RDA and Coalition
- d) Rezone Light Industrial properties along First Street to CP Commercial Pedestrian.
 - Costs*
Staff costs, absorbed in City budget
 - Timing*
Short-term (0-3 years)
 - Responsibility and Partners*
RDA and PBCE
- e) If an alternate use is not possible, work with the property owners to negotiate site acquisition.
 - Costs*
Staff costs, absorbed in RDA budget
 - Timing*
Long-term (7+ years)
 - Responsibility and Partners*
RDA
- f) Secure funding for acquisition and redevelopment/rehabilitation of the site.
 - Costs*
Cost for the project will be determined when the scope is more clearly defined
 - Timing*
Long-term (7+ years)
 - Responsibility and Partners*
RDA
- g) Acquire site for redevelopment.
 - Costs*
To be determined
 - Timing*
Long-term (7+ years)
 - Responsibility and Partners*
RDA

7. Continue working with the Redevelopment Agency on the proposed Bellevue Park and consult with the community on its design to address problems in the area such as homeless encampments along the railroad tracks and the presence of drug paraphernalia and other litter. (71.)

Issue

The presence of homeless encampments and dangerous litter, like drug paraphernalia, along the railroad tracks behind the location of the site planned for the Bellevue Park and in the general vicinity may discourage the community from utilizing the Bellevue Park and may prevent its success.

Discussion

Currently, the community perceives that there are a number of homeless individuals in the Alma Neighborhood, particularly in the vicinity of where the Bellevue Park is planned to be located. The community believes that several services catering to homeless individuals in the area may be the cause of an apparently disproportionate number of individuals loitering in the area and camping along the railroad tracks behind the proposed Bellevue Park. Some of these services include the free meal services offered at the Sacred Heart Community Center located on Alma Avenue, the recycling facility on Monterey Highway where recycled goods can be exchanged for cash, the homeless shelter on Little Orchard, and the liquor stores in the area. Littering is very heavy in this area and even very dangerous litter like drug paraphernalia is present. The community is extremely concerned that this negative activity in the vicinity of the park will discourage residents from utilizing the park because of safety concerns. Bellevue Park has a budget of \$4,927,000. A Park Master Plan process will begin once all parcels are acquired. The Master Plan process is expected to take about one year. The final steps will be bid and construction.

Benefits

A safe and clean neighborhood and park.

Action Steps

- a) Community, Police Department (PD), PRNS, and Housing Department work with the Redevelopment Agency and identify strategies to address concerns of litter and homelessness in the vicinity of the proposed Bellevue Park.

Costs

Staff costs, absorbed in City budget and volunteer time. Other costs associated with homeless coordination and litter clean-up is subject to City budget appropriations.

Timing

Medium-term (4-6 years)

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Responsibility and Partners

PRNS, Housing Department, PD, PBCE (Code Enforcement), RDA, Coalition and Alma Neighborhood Association

- b) Incorporate strategies into planning, design, and construction of the park.

Costs

The total budget for Bellevue Park is \$4,927,000, with \$1.25 million of this budget set for design and construction costs and the remaining funds used for acquisition.

Timing

Medium-term (4-6 years)

Responsibility and Partners

PRNS, RDA and Coalition

- 8. Implement a program to better notify residents of their scheduled street sweeping day and when warranted, utilize temporary and permanent “No Parking” signage to encourage residents to remove parked vehicles. (10g.1.)**
- Enforce “No Parking” signs on street sweeping days by ticketing and towing, particularly on Plum Street between Humbolt and Floyd Streets, and generally around the Biblioteca and Washington School. (10g.2.)**

Issues

The current street sweeping program has not been effective in clearing debris and dirt from gutters and streets. A large number of cars parked on the street prevent sweepers from cleaning gutter areas. Notification of the sweeping schedule has not been adequate and there is little parking prohibition employed.

Discussion

The *Washington Neighborhood Revitalization Plan* originally identified the need for alternatives to the existing sweeping program, “specifically, a manual street sweeping program,” and to “encourage residents to post informational signs reminding neighbors of sweeping days.” The community expanded this Action in the *Plan Update* because of an urgency to improve the sweeping in the Washington area and because previous efforts in working out solutions have not been successful. The new action item includes better notification/publication of the sweeping schedule to area residents and the enforcement of “No Parking” signs on street sweeping days by ticketing and towing.

The Department of Transportation (DOT) can consider a number of notification options and work with the community to identify the most effective methods. Some methods may include a mail-out flyer or flyers actually distributed on the windshield of vehicles. Outreach materials should be in English and Spanish to ensure all the residents can understand the materials. Sweeping vendors also should use temporary signage posted 24 hours in advance and citations can be issued for those in violation. Street sweeping is expected to increase from once to twice a month beginning July of 2002. Regarding additional permanent “No Parking” signs, the DOT is considering assigning a staff liaison to work with the community to identify priority streets for signage. At least six miles of signage is currently ready for installation in the area around the Biblioteca and Department of Motor Vehicles as a result of previous discussions with the community. A total of 70 miles of signage may be added City-wide over the next couple of years if funding for a current proposal is secured.

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Benefits

Providing public outreach to area residents about schedules will encourage them to move cars parked on the street during street sweeping and allow the sweeper to reach gutters. Those who choose to ignore the announced scheduling, will be ticketed or towed in posted areas ensuring that the streets are cleared for sweeping and the debris in the streets and gutters is swept clean.

Action Steps

- a) DOT work with community to begin strategizing notification of sweeping schedule area-wide.

Costs

Staff costs, absorbed in City budget

Timing

Short-term (0-3 years)

Responsibility and Partners

DOT and Coalition

- b) Coalition and DOT implement notification strategy.

Costs

Staff costs, absorbed in City budget and volunteer time

Timing

Short-term (0-3 years)

Responsibility and Partners

DOT and Coalition

- c) DOT work with community to identify streets for “No Parking” signs.

Costs

Staff costs, absorbed in City budget

Timing

Short-term (0-3 years)

Responsibility and Partners

DOT and Coalition

- d) Secure funding for additional “No Parking” signs in Washington area.

Costs

Costs to be determined when number of signs are identified; subject to City budget appropriations

Timing

Short-term (0-3 years)

Responsibility and Partners

DOT

- e) Ensure adequate enforcement of all streets planned for signs.

Costs

Staff costs, absorbed in City budget

Timing

Short-term (0-3 years)

Responsibility and Partners

DOT and Coalition

- f) Install “No Parking” signs.

Costs

Cost for permanent “No Parking” sign installation = \$6000 per curb mile of signage

Timing

Short-term (0-3 years)

Responsibility and Partners

DOT and Coalition

- g) Implement active enforcement including ticketing and towing vehicles.

Costs

Cost for parking enforcement=\$1150 per year per curb mile of signage (cost based on a twice a month sweeping schedule proposed to be implemented in July 2002)

Timing

On-going

Responsibility and Partners

DOT

- h) Community notify DOT of any problems with program and any additional streets to be considered for parking prohibition.

Costs

Staff costs, absorbed in City budget and volunteer time

Timing

On-going

Responsibility and Partners

Coalition and DOT

9. Conduct a study to consider the conversion of Vine and Almaden to two-way streets. (4f)

Issue

The high volume of one-way traffic on Vine Street and Almaden Avenue make it difficult for pedestrians and east/west vehicles to cross the street.

Discussion

The conversion of Vine and Almaden was identified in the *Revitalization Plan* as important to “increase pedestrian comfort, facilitate neighborhood travel, and increase the cohesion of the neighborhood.” Currently, a consultant (the consultant is Parsons Transportation Group or PTG), working with the Redevelopment Agency and other City departments, is conducting a study called the “Downtown Access and Circulation Study” which is evaluating circulation in the Downtown area. A task force consisting of members assigned by the Mayor and Council-member Cindy Chavez will review the study results and make recommendations to the City Council. Task force meetings are held once a month and are open to the community. The community should attend and participate in the Downtown Access and Circulation Study Task Force meetings. DOT should continue to meet with the community to identify areas of particular safety concern that may warrant possible traffic calming devices or other means to improve pedestrian convenience along these streets.

Benefits

An area with improved pedestrian access and efficient vehicular circulation.

Action Steps

- (a) Washington community members to attend Downtown Access and Circulation Study Task Force Meetings to lobby for the inclusion of Vine and Almaden in the scope of study for potential conversion to two-way and to identify areas of particular safety concerns along Vine and Almaden.

Costs

Volunteer time

Timing

Immediate (0-18 months)

Responsibility and Partners

Coalition and Area Neighborhood Associations

- (b) DOT continue to meet with the communities to find solutions to improve pedestrian and traffic safety particularly along Vine Street and Almaden Avenue.

Costs

Cost of Downtown Access Study = \$150,000. Cost to implement any projects associated with the study to be determined based on results of the study.

Timing

On-going, Medium-term (4-6 years)

Responsibility and Partners

RDA (managing consultants who are conducting the study), DOT and Coalition

- (c) Implement Downtown Access and Circulation Study recommendation to convert Vine and Alameda to two-way streets.

Costs

3.4 million

Timing

Medium-term (4-6 years)

Responsibility and Partners

RDA, DOT and Coalition

10. Improve traffic flow and controls in the elongated Goodyear/Sherman/Graham intersection.

- **Evaluate the need for a traffic signal at Goodyear and Sherman Streets and install if warranted.**
- **Evaluate the need for traffic calming measures and streetscape improvements at the Graham Avenue and Goodyear Street end of the intersection. (4a. & 4b./2)**

Issue

The double Goodyear intersections at Sherman Street and Graham Avenue should be investigated for pedestrian and vehicular circulation improvements. A study should focus on traffic volumes and speeds along Goodyear and the number of pedestrians who cross Goodyear along Sherman particularly to access the public facilities located nearby. The Biblioteca, Youth Center, and Washington Elementary School are located two blocks north of the intersection. The community feels that the traffic pattern at Graham Avenue and Goodyear Street is not conducive to easy pedestrian crossings and an alternative vehicle circulation pattern may be more appropriate for improved vehicular circulation.

Discussion

Current Department of Transportation (DOT) policy encourages community members to contact DOT directly to initiate a traffic study to determine if an area warrants a traffic signal. The Washington community has identified the Goodyear/Sherman intersection as a high priority for study. DOT has been working with the Guadalupe/Washington Neighborhood Association and Goodyear/Mastic Neighborhood Association on this particular intersection, which is currently being studied. Results from the study will be available in the near future. Depending on the outcome of the study, a signal could be installed within one to five years. DOT should continue to work with the Neighborhood Associations and Coalition to report progress and results of the study, and coordinate any future plans for installing a traffic signal.

The entire elongated Goodyear/Sherman/Graham intersection should be studied to determine appropriate traffic patterns and potential calming devices, although the traffic calming focus should be on the Graham Avenue end of the intersection. A streetscape beautification project should be incorporated into any resulting plans for traffic calming devices.

Benefits

A signal study will determine the need for a signal which, if warranted, could increase pedestrian convenience and improve pedestrian connections in the community. Analyzing the overall traffic pattern in the vicinity may identify better alternatives to the current traffic pattern and help improve overall circulation and provide opportunities for traffic calming and streetscape beautification features.

Action Steps

- a) Complete the warrant study for the Goodyear and Sherman intersection signal.
 - Costs*
Staff costs, absorbed in City budget
 - Timing*
Immediate (0-18 months)
 - Responsibility and Partners*
DOT, RDA and PRNS

- b) Locate funding for signal if warranted.
 - Costs*
Approximately \$250,000 for traffic signal
 - Timing*
Short-term (0-3 years)
 - Responsibility and Partners*
DOT, RDA and PRNS

- c) Conduct a traffic circulation and traffic calming study of the entire Goodyear/Sherman/Graham intersection with emphasis on the Graham end.
 - Costs*
Approximately \$50,000 for Traffic Calming Study
 - Timing*
Medium-term (4-6 years)
 - Responsibility and Partners*
DOT, RDA, PRNS, Coalition and Area Neighborhood Associations

- d) Identify and design preferred circulation and traffic calming improvements, plus streetscape beautification elements.
 - Costs*
Staff costs, absorbed in City budget
 - Timing*
Medium-term (4-6 years)
 - Responsibility and Partners*
DOT, RDA, PRNS, Coalition and Area Neighborhood Associations

- e) Secure funding for improvements.
 - Costs*
Will depend on outcome of identified circulation and traffic calming improvements
 - Timing*
Medium-term (4-6 years)
 - Responsibility and Partners*
DOT, RDA and PRNS

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f) Implement improvements.

Costs

Will depend on outcome of identified circulation and traffic calming improvements

Timing

Medium-term (4-6 years)

Responsibility and Partners

DOT, RDA and PRNS

11. Identify areas needing new or upgraded street lights and pursue funding.

- **Install new or improved street lights on Palm Street and Lick Avenue between Willow and Alma, Floyd and Sherman Streets near the Taco Bell, Locust Street, and Little Orchard Street, Pomona, Sanborn and Ford Avenues between Alma and Bellevue.**
- **Ensure recently installed lighting is turned on. (5b.)**

Issue

Several area streets throughout Washington are inadequately lit creating places conducive to crime and negative activity, discouraging pedestrian activity, and generally creating an uncomfortable environment.

Discussion

A total of 40 street lights have been installed in the Washington area since the adoption of the *Washington Neighborhood Revitalization Plan* in 1998. However, 20 of the 40 are not yet turned on. The community should work with PG&E to ensure that they are turned on in a timely manner. Even with the new lighting, there are still several locations in the Washington area that need additional lighting. Particular locations identified by the community include Palm Street between Willow and Alma, Lick Avenue, and Floyd and Sherman Streets near Taco Bell. The Department of Public Works in partnership with the community have surveyed the area to identify areas for more lighting. Public Works should continue to work with the community to identify areas in need of additional lighting or areas where lighting conditions could be improved through upgrades to existing infrastructure, including upgrading wattage, modifying existing light standards, or trimming trees surrounding lights. Upgrading lights is particularly needed in the Alma neighborhood as there are a lot of large, older trees obscuring the street lights.

Benefits

Improved lighting conditions throughout the revitalization area would provide more security for the Washington community by eliminating dark areas conducive to crime and increasing pedestrian and vehicular safety.

Action Steps

- a) DPW work with PG&E to ensure newly installed lighting is turned on.

Costs

Staff costs, absorbed in City budget, and volunteer time

Timing

Immediate (0-18 months)

Responsibility and Partners

PG&E, DPW, Coalition and Area Neighborhood Associations

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- b) Secure funding for additional and/or upgraded lighting.

Costs

To be determined based on the number of additional or upgraded lights needed

Timing

Short-term (0-3 years)

Responsibility and Partners

DPW, RDA, PRNS, and Coalition

- c) Community work with DPW to identify priority locations for additional lighting or upgraded lighting.

Costs

To be determined based on the number of additional or upgraded lights needed

Timing

Short-term (0-3 years)

Responsibility and Partners

DPW, RDA, PRNS, Coalition and Area Neighborhood Associations

- d) Install and/or upgrade lighting in locations identified by the community.

Costs

Approximately \$20,000 for the installation of a 15-foot pole and light which would serve pedestrians and vehicles. Approximately \$2000 to mount a cobra light on an existing power pole.

Timing

Medium-term (4-6 years)

Responsibility and Partners

PG&E, DPW, RDA, PRNS, and Coalition

12. Enhance existing basketball courts, turf field, and play equipment at Washington School, and explore possibility of making the play areas at Washington School accessible on the weekends. (7g)

Issue

Washington Elementary School is a vital resource in the community for outdoor recreation. Improvements to the basketball courts, turf field, and play equipment are crucial to ensure that the school continues to serve as a high quality recreation area for the community.

Discussion

Prior to the addition of the Washington Area Youth Center to the area, the Washington School playground, ball courts, and turf fields were the only recreational facilities available to the youth in the Washington area other than those available at the Alma Senior and Teen Center. Maintaining and enhancing the outdoor recreational areas of the school are particularly important as it is one of the few park spaces in the area which is overall deficient in open space. There is currently \$49,000 from the City's General Fund to cover the costs of improving the play equipment on the west side of the school closest to the Brenda Lopez Memorial Plaza. Additional funding should be sought for improvements to the turf field and basketball courts.

Action Steps

- a) Secure funding for enhancements.

Costs

Resurfacing basketball courts generally cost \$3 to \$4 per square foot. Soft costs, consisting of design/inspection, contingency, and management, are generally an additional 40% of this cost. New back boards and standards may be \$2,000 each, plus 40% soft costs.

To renovate play equipment, and make it compliant with the American Disabilities Act, is running \$160,000 to \$300,000, plus 40% soft costs, depending on the extent.

Turf renovation will cost \$20,000 to \$40,000 per acre, plus maybe \$5,000 up to \$60,000 for irrigation renovation, plus 40% soft costs.

Timing

Medium-term (4-6 years)

Responsibility and Partners

PRNS (Parks Planning), RDA, San Jose Unified School District, and Coalition

- b) Design enhancements.

Cost

Staff costs, absorbed in City budget

Timing

Medium-term (4-6 years)

Responsibility and Partners

PRNS (Parks Planning), RDA, San Jose Unified School District, and Coalition

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- c) Implement school recreational area enhancements.

Cost

See above

Timing

Medium-term (4-6 years)

Responsibility and Partners

PRNS (Parks Planning), RDA, San Jose Unified School District, and Coalition

13. Implement the plan to underground the utility lines along Oak Street in front of the Washington Elementary School. (10i.)

Issue

The presence of utility lines along Oak Street in front of the Washington Elementary School create an unattractive streetscape and blighted appearance in the area around the school.

Discussion

The San Jose Redevelopment Agency has allocated 1.2 million dollars to underground the utility lines along Oak Street in front of the Washington Elementary School. This project is conducted with the cooperation of PG&E and currently under design with PG&E. PG&E will provide the Redevelopment Agency with a detailed underground plan and provide a Joint Trench Intent to all other utility companies (e.g. Pacific Bell, AT&T) outlining the scope of work with cost estimates. PG&E plans are expected to be completed and delivered to the Redevelopment Agency by Summer 2002. Once the plans are delivered, all of this information will be presented to the Washington Area Community Coalition and all impacted residents for their input. In order for the project to move forward all impacted residents must agree to participate in this program. Undergrounding construction is expected to start Summer 2002. The budget for the project is set at 1.2 million dollars with an additional \$564,000 for lateral conversions (connecting dwellings with the underground utilities).

Action Steps

- a) Redevelopment Agency work with PG&E to identify an implementation schedule.

Cost

Cost for undergrounding utilities approximately \$200 per linear foot

Timing

Short-term (0-3 years)

Responsibility and Partners

RDA, DPW and PG&E

- b) Redevelopment Agency and PG&E work with the community to inform residents about project and coordinate construction work.

Cost

Staff costs, absorbed in City and PG&E budgets

Timing

Short-term (0-3 years)

Responsibility and Partners

RDA, PG&E and Coalition

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- c) Secure agreement to participate in project from all impacted residents.

Cost

Staff costs, absorbed in City and PG&E budgets, and volunteer time

Timing

Short-term (0-3 years)

Responsibility and Partners

RDA, PRNS, DPW, Coalition and Individual Property Owners

- d) PG&E secure necessary permits from DPW.

Cost

Staff costs, absorbed in City and PG&E budgets

Timing

Short-term (0-3 years)

Responsibility and Partners

PG&E, DPW and RDA

- e) Install underground utilities.

Cost

See above

Timing

Short-term (0-3 years)

Responsibility and Partners

PG&E, DPW and RDA

1. NEIGHBORHOOD CHARACTER

1a. Preserve and enhance the existing strengths of the Washington area.

Timing: Ongoing

Responsibility and Partners:
All parties

Action: Each party implementing the *Washington Neighborhood Revitalization Plan* and *Strong Neighborhoods Initiative Update* should strive to build upon the strengths that make Washington a unique and desirable place to live and work. As the lead department, Parks, Recreation, and Neighborhood Services (PRNS) should ensure that the actions resulting from this *Revitalization Plan* work to preserve and enhance the strong points that comprise Washington's character.

1b. Conduct a study to identify historic buildings and sites for inclusion in the City's Historic Inventory.

Timing: Short-term

Responsibility and Partners:
City: PBCE (Planning)
Community: Washington Area Community Coalition; Residents

Action: The Washington area has numerous structures throughout the area with potential for historical significance that should be inventoried. The Planning Division should initiate a study to ensure that these structures are documented to protect them from potential demolition as future development occurs. The community should identify structures that are contributing structures to the character of the neighborhood and could potentially have historical significance.

1c. Encourage developers to complement historic character and architecture of existing buildings.

Timing: Ongoing

Responsibility and Partners:
City: PBCE (Planning), RDA
Community: Washington Area Community Coalition

Action: For any new development proposal reviewed by the Planning Division or considered for Redevelopment Agency funding, the historic character of the neighborhood must be complemented and integrated into the design.

2. HOUSING

2a. Pursue the development of housing in Washington, with high priority given to housing that is affordable to low-income households. City Departments should encourage developers to build this type of housing and should provide site information and incentives as appropriate.

Timing: Long-term and Ongoing

Responsibility and Partners:

City: Housing Department and PBCE

Other parties: Private developers and/or non-profit organizations; Washington Area Community Coalition

Action: The sites available for residential development in Washington are generally small, individual parcels distributed throughout the area and are best suited for the development of single-family or duplex units. While City subsidized affordable housing projects tend to be large and high density, non-profit organizations such as Habitat for Humanity construct affordable housing appropriate for the type of parcels available in Washington. The City does not have funding programs to subsidize the development of new low-density housing, however, it should support this type of development by providing interested developers and/or organizations with information on the vacant sites in Washington that are suitable for housing.

2b. Notify existing Washington area residents of available new housing units as new projects are approved and constructed.

Timing: Ongoing

Responsibility and Partners:

City: PBCE (Plan Implementation)

Community: Community organizations

Other parties: Private developers

Action: Planning, Building and Code Enforcement (Plan Implementation) staff should require the developers of new housing projects in the area to inform Washington community groups of their projects and the availability of new units. These groups should then promote the housing opportunities among existing Washington area residents by posting notices in community newsletters, distributing flyers to residents, and/or through other outreach methods.

2c. Review the Zoning and General Plan designations on South First Street.

Timing: Short-term

Responsibility and Partners:

City: PBCE (Planning Services)

Action: The Planning Services Division should review the existing Zoning and General Plan designations on South First Street/Monterey Road to identify opportunities for changes that would facilitate the development of housing and compatible land uses. Planning Services staff should specifically consider the potential for zoning changes that would support high density housing and mixed residential/commercial development along portions of South First Street/Monterey Road between Alma Avenue and Interstate 280.

Planning Services staff should submit any proposed General Plan amendments for consideration during the 1999 Annual Review of the General Plan. Rezoning as appropriate should follow soon after the Annual Review. Community involvement should occur throughout this process.

2d. Preserve existing housing by encouraging property owners to maintain the condition of their properties.

Timing: Medium-term and Ongoing

Responsibility and Partners:

City: PRNS; Housing Department; PBCE (Code)

Community: Property owners; Washington Area Community Coalition

Action: Property owners should maintain the condition of their properties by making necessary repairs and following a regular maintenance schedule. Housing Department and PRNS staff should develop an outreach strategy to inform Washington area property owners of financial assistance programs available through the City (e.g., rehabilitation loans and paint grants). Outreach about these programs could be accomplished through presentations to community groups, announcements in the Guadalupe-Washington Neighborhood Association newsletter, mailing informational flyers to property owners, and/or other methods.

In addition, Housing Department and PRNS staff should continue to hold workshops to assist Washington area property owners submit applications for Housing loan and grant programs (see action item 2g).

2e. Enhance existing housing by improving the appearance and function of properties.

Timing: Medium-term

Responsibility and Partners:

City: Housing Department

Community: Property owners; Washington Area Community Coalition

Action: In addition to maintaining safe, healthy living conditions, property owners are encouraged to make simple modifications to enhance the appearance and function of their properties (see the Housing section of the preceding chapter). Some modifications may qualify for financial assistance through the Housing Department's grant and loan programs, however, except for paint, most cosmetic improvements alone are not eligible for funding through these programs.

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2f. Encourage property owners to enhance the appearance and function of their properties.

Timing: Medium-term

Responsibility and Partners:

City: PRNS; PBCE; Housing Department; RDA

Action: PRNS, Housing Department, and Planning, Building and Code Enforcement staff should encourage property owners to make the improvements suggested in action item 2e. This outreach should occur as staff interact directly with property owners (e.g., during code enforcement inspections, planning or building permit approval process, or Housing grant and loan application process) and/or through the methods described in action item 2g.

Most modifications will require a Site Development Permit, Building Permit, or other permit from the City of San José. The Department of Planning, Building and Code Enforcement is responsible for processing these permits and should assist property owners apply for permits necessary to enhance their properties.

2g. Organize and host a variety of workshops to inform area residents and property owners about good tenant management techniques and opportunities for improving their properties.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: PRNS; Housing; RDA; PBCE

(Code); Other City Departments

Community: Residents; Community groups

Action: PRNS, Housing Department, Redevelopment Agency, and Code Enforcement staff should host a variety of workshops to inform area residents and property owners of opportunities for improving their properties. Other City departments should assist with this effort as necessary. Specific topics for some of these workshops include housing rehabilitation loan and paint grant programs, code enforcement programs related to housing, property management techniques, and tenant issues and rights. These workshops are discussed in more detail in the Housing section of Chapter V of the *Washington Neighborhood Revitalization Plan*, 1998. Other workshops should be held as necessary to address additional issues identified by the community and to implement the action items of this *Revitalization Plan*.

2h. Explore potential opportunities for increasing the rate of homeownership by Washington area residents.

Timing: Medium-term

Responsibility and Partners:

City: Housing Department; PRNS

Other parties: Private financial institutions

Action: Housing Department and PRNS staff should promote the Housing Department's first time homebuyer loan program among the segments of the Washington community that would most directly benefit from this program. Staff should also open lines of communication between the Washington community and private financial institutions that offer similar loan programs targeted to low or very low income households. This outreach could be accomplished by arranging for representatives of these institutions to speak at various community meetings.

2i. Explore the potential for expanding the Redevelopment Agency's pilot first time homebuyer program in Washington.

Timing: Medium-term

Responsibility and Partners:

City: RDA

Community: Washington Area Community Coalition

Action: The Redevelopment Agency (RDA) is initiating a first time homebuyers program in the Santa Clara Street Redevelopment Area. The program provides a second mortgage that is repayable when the home is resold in the future. The RDA should explore opportunities for providing this program in appropriate areas of Washington, based on the success of this pilot program.

2j. Explore the potential of forming a rental advocacy group to champion the interests of renters, and constitute a clearinghouse for dissemination of tenant information.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: PRNS

Community: Community Members;
Washington Area Community Coalition

Action: A rental advocacy group should be formed to champion the interests of renters and provide tenant information including tenant rights.

3. CRIME AND ASSOCIATED NEGATIVE ACTIVITY

3a. Elevate police presence in critical areas such as those around stores, and throughout Washington. Increase the number of officers, including Violent Crime Enforcement Team (VCET) officers, assigned to Washington.

Timing: Short-term and Ongoing until crime rates decrease significantly

Responsibility and Partners:

City: Police Department

Action: The number of police officers in the Washington area has been increased through the Weed and Seed program within the specific boundaries 280 to the north, Willow, Vine and, South First. The number of police officers assigned to Washington, including Violent Crime Enforcement Team officers, should be increased until crime and gang activity decreases significantly. This elevated police presence will enable the police to target specific locations conducive to criminal and gang activity, while reducing general crime through routine patrols. Concentrated police efforts should continue as needed.

The Washington Weed and Seed program also offers additional police presence. Weed and Seed is a United States Department of Justice community based strategy. It is an innovative and comprehensive multi-agency approach designed to “weed out” crime, drugs and gangs in high-crime neighborhoods and then works to “seed” the target area by restoring the community through social and economic revitalization. The four components that make up Weed and Seed are: law enforcement, community policing, prevention, intervention and treatment, and neighborhood restoration.

In addition, the Police Department should continue to operate according to its community policing philosophy, and should explore any avenue to increase interaction and communication between the community and police (e.g., bicycle patrols, school programs, presence at community events, etc.).

3b. Encourage community participation in crime reduction efforts through participation in such programs as Neighborhood Watch.

Timing: Ongoing

Responsibility and Partners:

City: PRNS and Police Department

Community: Community organizations and community members; Washington Area Community Coalition

Action: Collaboration between the Police Department and the community is vital to crime reduction efforts. Community members should play an active role in fighting crime by reporting crimes, suspicious activities, and problem locations to the police. The Police Department and PRNS staff should foster this community participation through its community policing efforts and by increasing community awareness of crime prevention programs (discussed under action item 3f).

In addition, residents should get to know their neighbors by introducing themselves, hosting or attending block parties, and participating in Neighborhood Watch events. Being familiar with their neighbors will help alert residents if something is wrong and police presence is needed.

3c. Reduce negative activities associated with pay phones by removing pay phones from public property.

Timing: Ongoing

Responsibility and Partners:

City: PBCE (Code Enforcement), Public Works, and Police Department

Community: Community members

Action: Code Enforcement should continue to identify and remove pay phones from public property. This effort requires the cooperation of Public Works to establish which phones are located within the public right-of-way and can therefore be removed by the City. The Police Department and community members should assist with this effort by reporting pay phones that attract negative activities to Code Enforcement.

3d. Work with property owners to mitigate problems associated with pay phones on private property.

Timing: Medium-term

Responsibility and Partners:

City: PBCE (Planning and Code Enforcement); Police; PRNS

Action: Some phones need to be retained for emergency use and for use by residents who do not have phones in their homes. Code Enforcement inspectors should work with property owners who do not wish to remove pay phones located on their property to convert them to make out-going calls only (which would prevent their use as a contact point for drug deals and other crimes). Another option is to locate pay phones inside businesses or apartment complexes to increase observation of the phones.

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3e. Work with property owners to remove problem pay phones from private properties.

Timing: Medium-term

Responsibility and Partners:

City: Police Department; Attorney's Office; PRNS; PBCE (Code and Planning)

Community: Community organizations and community members

Action: The City cannot force the removal of pay phones located on private property, unless the phone is a recognized nuisance to the community. The Police Department and Attorney's Office should pursue the removal of such phones. As a general approach, community members and organizations should send letters to property owners requesting the removal from private property of phones that are a nuisance to the community. If this initial effort is unsuccessful, the community should consider other approaches to put pressure on the property owner to remove the phone.

3.e.1. Remove pay phones that are not consistent with the provisions of the Zoning code (Title 20) from private property.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: PBCE (Code)

Action: Code Enforcement should investigate pay phones that are inconsistent with the Zoning Code and work with the property owner to have them removed.

3f. Increase community awareness of and participation in crime prevention programs.

Timing: Short-term

Responsibility and Partners:

City: PRNS and Police Department (Crime Prevention)

Community: Community organizations and community members

Action: Police Department and PRNS staff should pursue opportunities to increase community awareness of crime prevention programs including Neighborhood Watch, gang intervention programs, and anti-graffiti programs. The Police Department's Community Services staff is currently holding Neighborhood Watch meetings through the Guadalupe-Washington Neighborhood Association and the Tamien Neighborhood Association, and should expand this effort to include the entire revitalization area. Additional crime prevention programs could be promoted at various community meetings and events, through door-to-door outreach as necessary, and through other strategies developed by PRNS and the Police Department.

The 311 non-emergency phone line operated by the Police Department should also be promoted in Washington to encourage use of the number to report non-emergency situations. This will help the Police Department respond promptly to emergencies reported to 911.

3g. *Work with the community to employ and sustain gang abatement measures throughout Washington, using such resources as the Gang Hotline, Project Pride, The Right Connection, Clean Slate, teen programs at Community Centers, and the Mayor's Gang Prevention Task Force.*

Timing: Short-term and Ongoing

Responsibility and Partners:

City: Police (VCET); PRNS

Community: Residents

Action: Police in conjunction with the City Attorney's office have done civil gang abatement in the area which bans specific gang members from the area. The Office of the District Attorney of the County of Santa Clara has a Deputy District Attorney (DDA) assigned to Washington through the Community Prosecution Program to work with citizens, businesses, county, and city agencies to reshape community conditions specific to local crime problems. Issues addressed by the Community Prosecution Unit include: youth and crime prevention, graffiti and blight, traffic safety, gang and drug problems, building and code enforcement, and school safety. The officers from the Weed and Seed program also work with youth in a mentoring program to deter youth from drug use and criminal behavior including gangs.

Finally, a number of other City resources and programs exist to employ and sustain gang abatement measures. These include the Gang Hotline, Project Pride, the Right Connection, Clean Slate, programs at teen centers, and the Mayor's Gang Prevention Task Force. The community should work with PRNS and the Police Department to identify appropriate programs for the area.

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3h. *Work with the community to monitor the need for stings on narcotic activity to prevent the sale and use of drugs, particularly in the Locust and Humbolt Streets areas, through increased police presence and enforcement of applicable City codes.*

Timing: Short-term and Ongoing

Responsibility and Partners:

City: Police; PRNS; PBCE (Code)

Community: Residents

Action: The community should report any sighting of drug activity in the neighborhood. The Police Department should increase officer presence in areas of greatest concern, including Locust and Humbolt Street areas, until narcotic activity significantly decreases. Through Neighborhood Watch the community will be more vigilant of this type of negative activity and be more proactive in reporting to the police.

3i. *Work with the community to rid the Washington area of needles and other drug paraphernalia, particularly across from the Washington School, and the Pepitone Avenue/Willow Street/Lick Avenue area.*

Timing: Short-term and Ongoing

Responsibility and Partners:

City: Police; PRNS

Community: Community members

Action: Community members who find drug paraphernalia in the neighborhood should immediately call the Police to have an officer come and remove it, particularly if it is dangerous materials. In areas where drug paraphernalia littering is an on-going problem, the community should work with Police to initiate a narcotics investigation to alleviate the area from those leaving the paraphernalia. The Police should assist the community in initiating drug prevention programs as exemplified in the Drug Education for Youth (DEFY) Mentorship Program, currently offered at the Washington Elementary School, implemented by the Weed and Seed program.

3j. *Work with the community to establish area programs and services aimed toward drug prevention.*

Timing: Short-term and Ongoing

Responsibility and Partners:

City: Police; PRNS

Community: Community organizations

Action: PRNS and Police staff should assist community organizations in identifying potential programs and services aimed toward drug prevention in the Washington area. The Police Department is available to make presentations on drug prevention and the community organizations should utilize this service as part of an overall prevention strategy. The Weed and Seed program offers drug prevention programs at the Washington Elementary School through the Drug Education for Youth (DEFY) Mentorship Program.

3k. *Work with the community to monitor the need for prostitution abatement stings, particularly in front of the Travelers Rest and 3-A Motels and around the Monterey Road/Cottage Grove Avenue area.*

Timing: Short-term and Ongoing

Primary responsibility:

City: Police; PRNS

Community: Community members

Action: When prostitution is witnessed in the area, community members should report it the San Jose Metro Police Department who can investigate. Officers should report back to the community on any stings particularly at the Travelers Rest and 3-A Motels and the Monterey Road/Cottage Grove Avenue areas where prostitution has been particularly prevalent.

3l. *Work with the community to prevent truancy using such programs as TABS.*

Timing: Short-term and Ongoing

Responsibility and Partners:

City: Police; PRNS

Community: Area residents and parents

Action: The Truancy Abatement and Burglary Suppression program (TABS) of the Police Department responds to calls reporting a truant. They also provide support services to parents and children with truancy issues and offer on site counseling services. Community members should call 311 to report any truancy issues, or should call the TABS office directly at 723-8227 for the office west of Monterey Highway or 926-8227 for the office east of Monterey Highway.

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4. TRAFFIC AND PEDESTRIAN SAFETY

4a. Install a traffic signal at the intersection of South First and Oak Streets. ***Action:***

Timing: Medium-term Action Completed

Responsibility and Partners:

City: DOT; RDA; DPW; PRNS

4b. Install a traffic signal at the intersection of Alma Avenue and Plum Street/Pomona Avenue. ***Action:***

Action Completed

Timing: Medium-term

Responsibility and Partners:

City: PRNS and DPW

4a. & 4b./1. Improve traffic flow and controls in the elongated Goodyear/Sherman/Graham intersection. ***Action:***

- ***Conduct a study to evaluate the need for a traffic signal at Goodyear and Sherman Streets.*** “Top Ten” Priority Action
- ***If warranted, pursue funding.***

Timing: Medium-term

Responsibility and Partners:

City: DOT; DPW; PRNS; RDA

Community: Neighborhood Associations

4a. & 4b./2. Analyze the existing traffic patterns at the Graham Avenue and Goodyear Street end of the intersection (from 4a. & 4b./1.) and pursue funding to implement appropriate traffic calming devices.

Action:

“Top Ten” Priority Action

Timing: Medium-term

Responsibility and Partners:

City: DOT; DPW; PRNS; RDA

4c. Heighten the enforcement of traffic laws. Periodically use radar equipment to increase community awareness about safety.

Action: The Traffic Enforcement Unit of the Police Department should increase patrols in areas prone to traffic violations such as speeding, incomplete stops, and passing school buses with flashing red lights. Radar equipment should be used periodically to remind travelers to reduce their speeds.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: Police Department (Traffic Enforcement Unit)

4c.1. Heighten the enforcement of traffic laws to eliminate incidence of double parking at Almaden Avenue and Willow Street in front of the Super Mercado grocery store.

Action: The Traffic Enforcement Unit of the Police Department should increase patrols at Almaden Avenue and Willow Street in front of the Super Mercado grocery store to ensure that vehicles are not double parking. The increased patrols in this area should continue as needed.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: Police (Traffic Enforcement)

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4c.2. Analyze the feasibility of eliminating heavy truck traffic from residential streets, particularly on Humbolt and Locust Streets and Pomona Avenue.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: DOT

Community: Residents; Community groups

Action: The Department of Transportation (DOT) should conduct a study to identify the feasibility of eliminating truck traffic along the residential streets in the Washington area to improve safety. Humbolt and Locust are particularly affected by heavy truck traffic and should be studied first. DOT, area residents, and community groups should work together to develop a traffic circulation strategy.

4d. Identify locations for appropriate traffic calming devices to reduce speeding and increase pedestrian safety.

Timing: Short-term

Responsibility and Partners:

City: DOT and PRNS

Community: Community organizations

Action: The Department of Transportation (DOT) should evaluate the potential for installing traffic calming devices (e.g., traffic circles and chokers) in various locations to reduce speeding and increase pedestrian safety. Palm, Sherman, Oak, and Locust Streets should be evaluated as soon as possible. PRNS staff and Washington community organizations should assist DOT to identify other locations where traffic calming measures are needed.

4e. Conduct evaluations at locations identified by the community to determine if additional traffic control measures (e.g. traffic signals, stop signs, crosswalks, and signage) and/or traffic calming devices are warranted.

Timing: Medium-term and ongoing

Responsibility and Partners:

City: DOT

Community: Residents; neighborhood associations; community groups; Washington Area Community Coalition

Action: In order to ensure that the maximum level of safety possible is afforded to pedestrians and vehicles, the Department of Transportation will conduct evaluations at locations identified by the community to determine if additional traffic control measures and/or traffic calming devices are warranted. Residents, neighborhood associations, and other community groups should contact DOT directly to report areas of particular concern.

4e.1. Conduct evaluations of Goodyear and Palm Streets to determine if additional traffic control measures (e.g., signage, stop signs) and/or traffic calming devices are warranted to reduce high traffic speeds.

Action:

“Top Ten” Priority Action

Timing: Medium-term and Ongoing

Responsibility and Partners:

City: DOT

4e.2. Conduct evaluations of Vine and Oak Streets to determine appropriate additional locations for safe pedestrian crosswalks, and pursue funding to implement those feasible.

Action: The Department of Transportation is currently conducting a study along Vine and Oak to determine appropriate traffic calming devices.

Timing: Medium-term and Ongoing

Responsibility and Partners:

City: RDA, DOT, PRNS

Community: Washington Area Community Coalition

4f. Study the conversion of Vine Street and Almaden Avenue to two-way streets.

Action:

“Top Ten” Priority Action

Timing: Medium-term

Responsibility and Partners:

City: DPW

Community: Washington Area Community Coalition

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4g. Improve the general visibility and pedestrian safety at problem street intersections by implementing such measures as prohibiting parking, red painting curbs, enhanced crosswalks, etc.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: DOT

Community: Community members

Action: The current policy of the Department of Transportation (DOT) to address traffic concerns is to conduct traffic studies at specific locations at the community's request to determine what type of traffic measure might be appropriate i.e. red painting curbs, enhanced crosswalks, etc.. The community should be diligent in reporting traffic concerns to DOT to ensure that locations of concern are studied. DOT should provide a prompt response to community members when studies are complete.

5. LIGHTING CONDITIONS

5a. *Install 20 new street lights in light deficient areas identified by the community.*

Timing: Short-term

Responsibility and Partners:

City: DPW

Community: Community Members

Action: The NRS Advisory Group allocated \$140,000 for the installation of 20 new street lights in light deficient areas throughout Washington. A subcommittee of the Advisory Group surveyed the revitalization area and identified specific street segments that would benefit from increased lighting. *These lights have been installed and are turned on—Action Completed.*

5b. *Encourage the community to identify areas needing street lights and areas where street lights need upgrading and pursue funding.*

- *Pursue funding for improved lighting on Palm Street and Lick Avenue between Willow and Alma, Floyd and Sherman Streets near the Taco Bell, Locust Street, and Little Orchard Street, Pomona, Sanborn and Ford Avenues between Alma and Bellevue.*

Action:

“Top Ten” Priority Action

Timing: Medium-term

Responsibility and Partners:

City: DOT; DPW; PRNS; RDA; PG&E

Community: Washington Area Community Coalition; Neighborhood Associations

Other Parties: PG&E

5b.1. *Ensure recently installed lighting is turned on.*

Action:

Timing: Medium-term and Ongoing

“Top Ten” Priority Action

Responsibility and Partners:

City: DOT; DPW; PRNS

Community: Washington Area Community Coalition; Neighborhood Associations

Community: Neighborhood Associations

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5c. Encourage the community to report needed street light repairs to the Department of Transportation.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: PRNS

Community: Community organizations; community members

Action: An increase in community awareness regarding the need to report burned out street lights to the Department of Transportation would further improve lighting conditions in the area. PRNS staff and Washington community groups should look for additional opportunities to encourage the community to report damaged or burned out street lights.

5d. Encourage residents to install additional lights on their properties and to leave porch lights on at night.

Timing: Short-term

Responsibility and Partners:

City: PRNS

Community: Community organizations and community members

Action: The original Advisory Group allocated \$10,000 for a one-time grant program to assist Washington area residents with the cost of adding porch lights to their properties. Interested residents should receive vouchers for use toward a standard porch light or a motion sensor light. PRNS staff should coordinate the distribution of these grants and work with community organizations to inform area residents and property owners of this opportunity. PRNS staff should also investigate the possibility of having a hardware store in San José provide workshops to train residents to properly install the lights.

5e. Improve lighting conditions at Washington School.

Timing: Medium-term

Responsibility and Partners:

City: RDA; PRNS

Other parties: San José Unified School District

Action: San José Unified School District should identify ways to improve lighting conditions at Washington School, primarily in the vicinity of the recreational areas. Increased lighting would eliminate dark areas conducive to negative activities while making it safer for the community to use the recreational facilities after dark.

6. ALCOHOL AND TOBACCO RELATED ISSUES

6a. Decrease the occurrence of negative behavior associated with the sale or consumption of alcohol.

Timing: Short-term and Ongoing as necessary

Responsibility and Partners:

City: Police Department and PBCE (Code Enforcement)

Community: Community members

Action: The Police Department should concentrate efforts in areas prone to criminal and disruptive incidents associated with the sale and/or use of alcohol. The community should continue to assist the police by reporting locations where alcohol related crimes and disruptive behavior occur most frequently.

6b. Explore potential methods for closing problem bars and liquor stores, especially the one at First and Oak, and preventing new alcohol related businesses from opening in Washington.

Timing: Medium-term

Responsibility and Partners:

City: Attorney's Office, PBCE, and PRNS

Community: Community organizations

Action: The Attorney's Office and other City departments should explore potential methods for closing bars and liquor stores that continually attract negative activities to the area. Such methods could involve police activity, code enforcement inspections, county health inspections, or other approaches. As one approach, Code Enforcement inspectors should proactively investigate the legality of businesses selling alcohol for on- or off-site consumption. Appropriate action should be taken against businesses selling alcohol without the necessary City and State licenses or permits.

In addition, the City should consider potential approaches for preventing new alcohol related businesses from opening in Washington. The Attorney's Office and the Department of Planning, Building and Code Enforcement should work with the State Department of Alcoholic Beverage Control to determine if Washington is an alcohol impacted area. This designation would facilitate restrictions on the issuance of new alcohol licenses. Washington community groups should also continue their efforts to persuade the owners of the liquor stores in the area to stop selling alcohol.

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6b.1. *Work with property owners to close the liquor store at the corner of Oak and First Streets, and redevelop or rehabilitate building for different use(s).*

Action:

“Top Ten” Priority Action

Timing: Long-term

Responsibility and Partners:

City: RDA; PRNS; Police: PBCE (Code and Plan Implementation)

Community: Community members

6c. *Prevent the sale of alcohol to underage individuals.*

Action: Police should work with the community to consider the need for additional “underage” stings and to identify businesses that may be in violation of the law. PRNS staff should facilitate communication between the Police Department and the community through its crime prevention outreach. Additional stings should be conducted as necessary to combat the problem.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: Police Department and PRNS

6d. *Work with the community to educate the youth about the dangers of smoking tobacco through such programs as the City’s Anti-Tobacco Program.*

Action: PRNS should work with community groups to provide outreach to Washington area youth about the City’s Anti-Tobacco Program. There are two branches of service within this program which includes the Youth Leadership Advocacy Program (YLEP) and the Youth Anti-Tobacco Collaborative. YLEP actually trains youth in tobacco prevention techniques to become peer educators to go to schools and other youth groups to discuss the dangers of tobacco. Providing outreach to Washington youth about this program provides the opportunity for them to become peer educators within their own neighborhood. The Youth Anti-Tobacco Collaborative is the other branch of the Anti-Tobacco Program that works with other community organizations to provide tobacco prevention education, cessation, and counter marketing to youth groups. PRNS should work with local community groups about this service and identify where and when it may be appropriate.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: PRNS; Police

Community: Community groups

6e. Work with the community to monitor the need for stings on businesses to prevent sale of tobacco products to underage individuals.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: Police; PRNS

Community: Community members

Action: Community members should report to the Police Department any incidents of sale of tobacco products to underage individuals. The Police Department should provide stings on area businesses as needed to prevent the sale of tobacco products to underage individuals.

7. PARKS AND RECREATION

7a. Acquire one or more sites for a future mini-park, tot lot, and/or community garden using allocated discretionary funds.

Timing: Medium-term or sooner if possible

Responsibility and Partners:
City: PRNS (Parks Planning)

Action: Adequate funding is critical to the success of this action item. The original Advisory Group allocated \$384,000 in discretionary funding for the development of park and recreational opportunities. The Coalition will use additional discretionary funds to supplement this original amount and will be purchasing the site at Floyd and Locust Streets. Additional funding sources should be sought to acquire additional park sites (*see Top Ten Priority Action item number 1, page 17*).

7b. Pursue funding to acquire additional park sites including sites for skateboard parks.

Timing: Medium-term

Responsibility and Partners:
City: PRNS (Parks Planning)

Action: Other sources of funding should be secured for the acquisition of additional park sites or to supplement the discretionary funds. Community Development Block Grants and the City's Construction and Conveyance Tax funds are potential sources. If available, Parkland Dedication Ordinance funding from new residential developments in the Washington area might supplement the allocation of discretionary funding. Another potential funding source are urban open space grants provided through the Santa Clara County Open Space District, however, these grants are primarily intended for the preservation of natural open space areas and greenbelts.

7c. Pursue funding to design and construct amenities on acquired sites. Involve the community in the design process.

Timing: Medium-term

Responsibility and Partners:
City: PRNS (Parks Planning)

Action: Additional funding should also be secured for the design and construction of amenities. The Washington community should play an active role in the design and construction process.

7d. *Coordinate with the Santa Clara Valley Water District to provide a bicycle and pedestrian trail along the Guadalupe River. Pursue the development of amenities along the path where it passes under the railroad tracks near Willow and McLellan. Pursue the acquisition of suitable remnant parcels for public recreation use.*

Timing: Short-term

Responsibility and Partners:

City: PRNS (Parks Planning)

Action: A regional bicycle and pedestrian trail is planned adjacent to the Guadalupe River in conjunction with the Santa Clara Valley Water District's (SCVWD) flood control project. Public Works-Parks Planning staff is coordinating this pathway with SCVWD. Funding for the pathway has been identified in the 1998-2002 Capital Improvement Program. The construction of this trail depends on the schedule of the flood control project and may not occur for several years. Parks Planning staff should also pursue open space enhancements that complement the trail corridor on adjacent SCVWD lands between Route 87 and the railroad line, north of Willow Street.

7e. *Prepare a master plan for the area encompassing the vacated portion of Sherman Street, the Youth Center, and Washington School to maximize recreational and open space opportunities.*

Timing: Short-term

Responsibility and Partners:

City: PRNS (Parks Planning), RDA, and PBCE (Planning Services)

Community: Community organizations and community members

Action: Through the collaborative efforts of the community, PRNS, Public Works-Parks Planning, Planning Services, and the Redevelopment Agency, this area has been master planned to maximize the recreational, open space, and public safety opportunities available at Washington School, the Youth Center, and the closed portion of Sherman Street. Funding was obtained to plan the enhancement of this combined area.

7e.1. *Build and coordinate a safe skate park with other improvements in the vacated Sherman Street right-of-way.*

Timing: Short-term

Responsibility and Partners:

City: PRNS (Parks Planning); RDA; PBCE (Planning)

Community: Community members

Other parties: San Jose Unified School District

Action: Mobile skateboarding equipment was identified by the community as an important feature to include in the Sherman Street closure project (Brenda Lopez Plaza). The Redevelopment Agency should continue to coordinate planning the park with the community. PRNS should work with the community and area skateboarders to identify the most appropriate design for the skateboarding features in Brenda Lopez Park.

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7f. *Design and construct amenities based on the recommendations of the master plan.*

Timing: Short-term

Responsibility and Partners:

City: PRNS (Parks Planning); RDA, and PBCE (Planning Services), Fire, Police, DPW

Community: Community members

Other parties: San José Unified School District

Action: PRNS and the Redevelopment Agency worked with the community and other City staff on the design of the Sherman Street closure area.

The closure area was voted by the community to be called “Brenda Lopez Park” and is expected to start construction more than likely in January 2002 and end April 2002. This item is going to the Redevelopment Agency board on December 11, 2001 to permanently close Sherman Street. The budget for this item is set at \$462,992 with a 10% construction contingency of \$46,229. The project will not exceed \$509,292.

7g. *Enhance existing basketball courts, turf field, and play equipment at Washington School.*

Timing: Medium-term

Responsibility and Partners:

City: PRNS

Other parties: San José Unified School District

Action:

“Top Ten” Priority Action

7h. *Maximize the programs and services provided at the youth centers in Washington, especially at the Alma Youth Center.*

Timing: Ongoing

Responsibility and Partners:

City: PRNS

Other parties: Catholic Charities or other service providers

Action: PRNS and other service providers (such as Catholic Charities) should continue to provide recreational programs to Washington youth at the Alma Youth Center and Interim Youth Center, and at the Washington Area Youth Center after its completion. Through interaction with the community, PRNS staff and Catholic Charities should identify additional needs of Washington area youth and other residents that could be addressed through the addition of programs or services at these centers.

7h.1. Develop and implement the CORAL program, and other educational outreach programs in the Alma neighborhood.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: PRNS

Community: Non-profit organizations

Action: PRNS should work with area non-profits to organize educational outreach programs, like the CORAL program, in the Alma neighborhood. PRNS should also work with the community to identify potential City tutorial programs like the L.E.A.R.N.S. program that may be appropriate for the area.

7h.2. Develop children's tutorial centers, possibly in conjunction with the Alma Teen Center, within the Alma Neighborhood.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: PRNS

Community: Non-profit organizations

Action: PRNS should work with local non-profit organizations to institute a children's tutorial center in the Alma Neighborhood so that youth of this neighborhood do not have to go outside of the neighborhood for this service.

7h.3. Develop culturally-sensitive job training programs, and high-tech training centers to improve the skills of Washington residents.

Timing: Medium-term

Responsibility and Partners:

City: PRNS

Community: Neighborhood associations;

Community-based organizations;

Community members

Other Groups: Non-profit groups; area technology companies

Action: PRNS should work with neighborhood associations and members in identifying job-training programs most appropriate for the Washington area. PRNS and the community should work with area high-tech companies and community-based organizations as a possible partner and sponsor in this process.

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7i. Improve recreation areas, facilities, and programs at the Alma Senior and Teen Centers.

Timing: Medium-term

Responsibility and Partners:

City: PRNS

Community: Neighborhood Associations;
Washington Area Community Coalition

Action:

“Top Ten” Priority Action

7i.1. Explore options and funding sources for expanding the site and buildings and/or replacing the existing facilities at the Alma Centers.

Timing: Medium-term

Responsibility and Partners:

City: PRNS

Community: Neighborhood Associations;
Washington Area Community Coalition

Action:

“Top Ten” Priority Action

7j. Develop a program to provide subsidized day care at the Tamien Child Care Center for low-income families, especially those living in the Washington area.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: PRNS

Community: Community members,
neighborhood associations, Washington
Area Community Coalition

Other parties: Non-profit organizations

Action: The Child Care Center is managed by “Bright Horizons Family Solutions.” Priority is given to VTA users and public transportation riders at the Tamien station. They currently do not have subsidized child-care for low income families. The community should work with the management organization to explore the possibility of providing subsidized child care for low-income families at the Tamien Child Care Center, with priority given to residents in the immediate community. Community members should also contact organizations such as Choices for Children, Four Seas Council, PACE, and Calworks that may be able to provide subsidies for childcare low-income families.

7k. Continue pursuing the CET site for use as a community park.

Action: PRNS and the community should continue to work with CET to discuss leasing the park site for neighborhood access.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: PRNS

Community: Community members

Other groups: Center for Employment Training

7l. Continue working with the Redevelopment Agency on the proposed Bellevue Park and consult with the community on its design to address problems in the area

Action:

such as homeless encampments along the railroad tracks and the presence of drug paraphernalia and other litter.

“Top Ten” Priority Action

Timing: Short-term and Ongoing

Responsibility and Partners:

City: RDA; PD; Community

Community: Alma Neighborhood

Association; Washington Area Community

Coalition; Community members

8. BLIGHT

8a. *Property owners should meet health and safety standards for their properties and enhance the appearance of properties. The City should support this effort by enforcing applicable codes and publicizing rehabilitation loans and paint grant programs in Washington.*

Timing: Medium-term and Ongoing

Responsibility and Partners:

City: PRNS, PBCE (Code Enforcement), and Housing Department

Community: Property owners

Action: Code Enforcement officers should work with property owners to eliminate unsafe and blighted housing conditions through the enforcement of City codes. PRNS, Code Enforcement, and Housing Department staff should take advantage of various opportunities to encourage owners to enhance their properties and to promote existing City programs available for repairs.

In addition, property owners are encouraged to make simple modifications to their properties as described in the Housing section of the preceding chapter. These modifications are generally lower-cost methods for enhancing the visual quality of a property. Cosmetic improvements generally are not eligible for City housing programs, however, owners may qualify for rehabilitation loans through the City Housing Department for structural repairs necessary to maintain safe, healthy living conditions. The City also offers paint grants to assist with the cost of repainting housing.

8b. *Increase enforcement of codes pertaining to abandoned and inoperable vehicles. Assist the community organize a voluntary program to leave informational notices on abandoned or inoperable vehicles with follow up by Code Enforcement.*

Timing: Short-term and Ongoing

Responsibility and Partners:

City: PBCE (Code Enforcement-Vehicle Abatement Unit) and PRNS

Community: Community organizations

Action: Code Enforcement's Vehicle Abatement Unit should continue to remove abandoned and inoperable vehicles parked in the public right-of-way or on private property. The removal of these vehicles will improve the appearance of the neighborhood while increasing the availability of street parking for operable vehicles.

PRNS and Code Enforcement staff should assist the community to organize a voluntary program to leave informational notices signed by a Washington community group on abandoned or inoperable vehicles. The notices would warn the owner of the of the City's abatement program and impending fines if the vehicle is not removed. The location of the vehicle would then be reported to the Vehicle Abatement Unit for follow up.

8c. Increase enforcement of codes pertaining to dumping and issue citations when dumping is observed. Department of Transportation should remove dumped items from the public rights-of-way, including alleys.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: PBCE (Code Enforcement); DOT

Community: Community members

Other parties: San José Conservation Corps

Action: Code Enforcement officers should issue citations to individuals observed dumping items or littering. Since citations can only be issued if the act of dumping is observed, community members should report the license plate number of anyone observed dumping items to the Code Enforcement Division.

Transportation should continue to remove large items dumped in the public right-of-way, including the alleys. The San José Conservation Corps should also continue its efforts to remove dumped items as needed during the tenure of the Project Crackdown program in the area. Community members should report the location of dumped items to these organizations.

8d. Explore potential programs or services to reduce littering and dumping in the Washington area.

Timing: Medium-term

Responsibility and Partners:

City: Environmental Services Department, PRNS, and other City departments

Action: Environmental Services Department, PRNS, Housing Department, and other City departments should collaborate on ways to increase community awareness of alternatives to illegally dumping items on public or private property (e.g., participating in bin clean-ups). In addition, these departments should explore ways of providing other disposal options to residents of multiple-family housing.

8e. Periodically provide bin clean-up events to decrease littering and illegal dumping.

Timing: Short-term and Ongoing

Primary responsibility:

City: PRNS and PBCE (Code Enforcement)

Community: Community organizations

Action: Bin clean-ups should be provided in subareas of Washington through existing City programs as possible. PRNS and Code Enforcement staff should assist the community hold additional bin clean-up events funded through \$10,000 of discretionary funding allocated by the Advisory Group. When possible, these events should be coordinated with other clean-up and improvement events to maximize their benefit (see action item 8f). Due to the large geographic area comprising Washington, several bin clean-up events should be held at different times in distinct subareas. Clean-up events funded through

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discretionary funds should begin as soon as possible after the adoption of this *Revitalization Plan*

8e.1. Pursue funding for monthly or annual bin-clean up events in Washington.

Timing: Ongoing

Responsibility and Partners:

City: PRNS; PBCE(Code)

Community: Washington Area Community Coalition; Neighborhood Associations

Action: To fund monthly or annual bin-clean up events, the Washington Area Community Coalition or Neighborhood Associations should seek out and apply for grants or funding available from the City or other resources.

8f. Organize comprehensive community improvement events.

Timing: Short-term and Ongoing

Primary responsibility:

City: PRNS, PBCE (Code Enforcement), and other City departments as necessary

Community: Community organizations

Action: PRNS and Code Enforcement staff should assist Washington community groups to sponsor comprehensive, widespread improvement events in the near future. Washington community groups should take primary responsibility for making these events happen. Community members should identify improvements that are needed and that could be realistically achieved by community volunteers (see the Code Enforcement section of Chapter V for potential improvement activities). City departments should provide volunteers with the training and tools necessary to make these improvements. Additional events should be considered for the future depending on the needs of the community.

8g. Require property owners to improve the appearance of vacant lots.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: PBCE (Code Enforcement)

Community: Property owners

Action: Property owners should be held accountable for the appearance of vacant lots. Code Enforcement should issue citations for excessive weeds, litter, dumped items, etc. Property owners should also be required to maintain the fences surrounding their lots if any are present.

8h. Organize clean-up events as necessary to remove litter and debris from the banks of the Guadalupe River.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: ESD and PRNS

Community: Community members

Action: The Environmental Services Department (ESD) should organize river clean-up events as necessary. In addition, ESD should coordinate with the Santa Clara Valley Water District to strengthen the existing Adopt-A-Creek program and to develop long term approaches to keeping the river banks clear of debris.

8i. Increase community awareness of the City's Anti-Graffiti Program and encourage community participation.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: PRNS

Community: Community members

Action: PRNS staff should promote the City's Anti-Graffiti program at community meetings and events and explore other strategies for increasing community awareness of the program. Community members, including property owners, tenants, and businesses, should assist efforts to eliminate graffiti by reporting vandalized sites to the Anti-Graffiti hotline and painting over graffiti on their properties. PRNS staff and Washington community groups should consider commissioning murals by local artists or area youth on graffiti prone sites.

8j. Work with the Community to initiate Graffiti Art programs such as the painting of murals.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: PRNS; RDA

Community: Community members

Action: The South First Street Resource Center provides opportunities and activities for local youth artists to work on and display their art. PRNS and RDA should work with this program and with the community to identify potential locations for mural paintings and work to recruit area youth and community members to guide and support the design and painting process.

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9. ALLEYS

9a. Close as many alleys as possible.

Timing: Medium-term

Responsibility and Partners:

City: DPW (Real Estate); PRNS; and
PBCE (Planning Services)

Community: Community organizations

Action: Public Works (Real Estate) should initiate the closure process as soon as possible in the alleys identified for closure in the previous chapter. Individual circumstances in each alley will dictate the appropriate procedure for closure, however, it may be necessary to obtain the consent of each property abutting the alley. The community should assist the City with this effort, as described in action item 9b. Public Works (Real Estate) should then initiate the formal abandonment process and physically close the alley. Two alleys should either be closed or improved each year until all of the alleys in Washington have been addressed.

The cost estimate for closing each alley is approximately \$230,000 (including staff and consultant time and construction costs). Community Development Block Grant (CDBG) funding should be pursued for the alley closure project. Other sources of funding should be secured if CDBG funds are not available.

9b. Obtain property owner cooperation for closure.

Timing: Medium-term

Responsibility and Partners:

City: PRNS and DPW (Real Estate)

Community: Community organizations

Action: If property owner consent is required, PRNS staff should help community volunteers (under the leadership of the Guadalupe-Washington Neighborhood Association) obtain consent by visiting each property owner and providing information regarding the procedure for alley closure. Volunteers should be trained by the City to answer potential questions and concerns raised by property owners.

9c. Explore legal approaches for closing alleys when closure is prevented by only one or two property owners.

Timing: Medium-term

Responsibility and Partners:

City: Attorney's Office

Action: Closure may require the consent of all property owners abutting an alley. The Attorney's Office should explore potential legal remedies when closure is prevented by only one or two property owners.

9d. Improve the safety and appearance of alleys that must remain open.

Timing: Medium-term and Ongoing until all alleys are either closed or improved

Responsibility and Partners:

City: DPW, DOT, and PBCE (Planning Services)

Community: Property owners

Action: A comprehensive plan for improving the safety, appearance, and function of the alleys with little potential for closure should be developed and implemented as soon as possible. A consultant was engaged by the City to prepare preliminary designs for improvements, including reconstructing pavement, installing drainage systems, and adding street lights. Detailed information about the recommended improvements is included on pages 51 through 55 and Appendix B of the *Washington Neighborhood Revitalization Plan, 1998*. If reasonable efforts to close any of the alleys with potential for closure are unsuccessful, improvements should be made in those alleys as well.

Community Development Block Grant funding (CDBG) should be pursued to fund this improvement project. Other sources of funding should be pursued if CDBG funds are not available.

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9.d.1 *Develop a single action program for funding and scheduling the improvement or closure of all area alleys.*

Action:

“Top Ten” Priority Action

Timing: Medium-term until all alleys are either closed or improved.

Responsibility and Partners:

City: DPW; DOT; PRNS; RDA; PBCE (Planning)

Community: Community members; Washington Area Community Coalition

9e. *Reconstruction of the alleys should be coordinated with ongoing and future street maintenance, infrastructure improvements, etc.*

Action:

“Top Ten” Priority Action

Timing: Medium-term

Responsibility and Partners:

City: DOT

Community: Washington Area Community Coalition

9f. *The action program identified in 9.d.1 should include strategies for working with adjacent property owners to improve the alley edges of their properties.*

Action:

“Top Ten” Priority Action

Timing: Long-term

Responsibility and Partners:

Community: Property owners

10. STREET MAINTENANCE AND STREETScape APPEARANCE

10a. Improve the safety and appearance of streets by increasing street maintenance.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: DOT

Community: Community members

Action: The Department of Transportation should heighten the maintenance of street infrastructure in Washington including promptly repairing potholes and damage to the public right-of-way. For example, emergency crews should continue to repair potholes reported to Streets and Traffic within 48 hours. Community members should report potholes to Streets and Traffic as soon as they are observed. Routine preventative treatments should be applied on all streets in Washington on an ongoing basis, as identified in the City's maintenance schedule.

10b. Promote the City's Curb and Sidewalk Repair grant program among property owners and assist property owners with Coalition grants to front the repair costs.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: DOT and PRNS

Community: Property owners

Action:

"Top Ten" Priority Action

10b.1. Study, and if feasible place trash receptacles at mid-blocks on South First Street between Martha and Willow Streets.

Timing: Short-term

Responsibility and Partners:

City: RDA; ESD; DOT; PRNS

Community: Washington Area Community Coalition

Action: The Redevelopment Agency should work with the community and Environmental Services Division to explore the possibility of installing a Civic Litter Module (CLM) installed on South First Street between Martha and Willow Streets. A CLM is a trash bin typically installed in a public place. The budget and availability of the CLMs is limited so this request should be submitted as soon as possible.

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10c. Implement beautification projects to enhance streetscape appearance.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: PRNS; Office of Cultural Affairs

Community: Community members

Action: PRNS staff should assist the community with the implementation of beautification projects at key locations, such as the art project planned for the median island at Alma and Almaden Avenues. Focused attention should be given to the traffic islands at the intersections of Goodyear Street and Graham Avenue, and Willow Street and Graham Avenue.

Opportunities for additional public art projects in visible locations should be pursued. Community members should be active in the selection of sites that would benefit from such a project, and should participate in the design, construction, and maintenance of the project. PRNS staff should assist the community pursue funding for these projects, including City grant programs (e.g., Community Action and Pride, San José Beautiful, and Office of Cultural Affairs grants) and private sector donations. Beautification projects in the public right-of-way should be designed and constructed according to Public Works standards to facilitate ongoing maintenance by Streets and Traffic.

10c.1. Complete the Implementation of the public art project at the intersection of Alma and Almaden Avenues.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: CAE; PRNS; DOT;

Community: Community; Washington Area Community Coalition

Action: An artist has been selected to work on the public art project with \$15,000 budgeted for this project. A community subcommittee worked on the selection of the artist and will continue to work on developing schematic designs. The project may take about six months from design to fabrication, however the timeline may vary depending on the type of project the community wants.

10d. Trim trees throughout the revitalization area to improve the appearance of streetscapes and to increase the safety of the community.

Timing: Short-term for specific trees; long-term for all trees

Responsibility and Partners:

City: DOT; PRNS

Community: Community organizations

Action: The Washington Advisory Group allocated \$8,000 to structurally trim approximately 60 street trees in the Washington area that are in critical need of trimming. The Department of Transportation should begin the process of trimming these trees as soon possible, and should continue to trim street trees as necessary for clearance according to the existing 10-year cycle.

PRNS staff should assist neighborhood groups apply for grants (i.e., Community Action and Pride grants) to structurally trim the remaining street trees.

10e. Explore alternatives to the existing street sweeping program.

Timing: Medium-term

Responsibility and Partners:

City: DOT; PRNS

Community: Washington Area Community Coalition

Action: The Department of Transportation and PRNS staff should collaboratively explore potential alternatives to the existing street sweeping program. Manual sweeping, an alternative identified in the Plan in 1998, appears to not be feasible due to its high cost. Other alternatives should continue to be explored.

The Department of Transportation surveyed the Washington area in spring of 1998 and determined that the Goodyear-Mastic neighborhood qualifies for enforced street sweeping. Enforced sweeping involves posting 'No Parking' signs indicating the date and time that sweeping occurs. Cars parked on the street during those times would be ticketed or towed.

Another approach is to sweep each side of a street on different days to make it easier for residents to move their vehicles on sweeping days. DOT and PRNS staff should explore the implementation of these and other approaches.

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10f. Monitor the existing street sweeping program to maximize its effectiveness.

Timing: Short-term and Ongoing (as necessary)

Responsibility and Partners:

City: DOT

Community: Residents

Action: Residents should report any problems with the existing sweeping service to the Department of Streets and Traffic and/or the sweeping vendor. If consistent problems are reported, an inspector should follow the street sweeper to monitor its effectiveness and take corrective action, as needed. The sweeping vendor should be held accountable for providing a reasonable level of service to the community.

10g. Encourage residents to post informational signs reminding neighbors of sweeping days.

Timing: Short-term

Responsibility and Partners:

City: PRNS

Community: Community organizations and residents

Action: As a temporary solution, PRNS staff and community organizations should encourage residents to display informational signs to remind their neighbors to move their cars on street sweeping days, as described in the Street Sweeping section of the previous chapter.

10g.1. Implement a program to better notify residents of their scheduled sweep day and when warranted, utilize temporary and permanent “No Parking” signage to encourage residents to remove parked vehicles.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: DOT

Community: Washington Area Community Coalition

Action:

“Top Ten” Priority Action

10g.2. Enforce “No Parking” signs on street sweeping days by ticketing and towing, particularly on Plum Street between Humbolt and Floyd Streets, and generally around the Biblioteca and Washington School.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: DOT

Community: Washington Area
Community Coalition

Action:

“Top Ten” Priority Action

10g.3. Encourage residents to report/call in vehicles parked continuously in streets for three or more days.

Timing: Short-term

Responsibility and Partners:

City: PBCE (Code)

Community: Residents; Washington Area
Community Coalition

Action: Residents should call Code Enforcement when seeing vehicles parked in streets for three or more days. A Vehicle Abatement Officer will respond to investigate on their next circuit through the district. Vehicles found to be unused for 72 hours (3 days), unregistered for over 6 months, or inoperable (missing essential parts like engine, transmission, wheels, windshield) will be towed.

10h. Install handicap accessible curb cuts in locations where they are needed by the community.

Timing: Medium-term

Responsibility and Partners:

City: DOT

Community: Residents

Action: Handicap accessible curb cuts should be installed at locations identified by the community (as shown in Figure 15 of the *Washington Neighborhood Revitalization Plan, 1998*). Residents who feel that additional curb cuts are needed in their neighborhood to provide access for disabled or elderly residents should contact the Department of Transportation. The City has an annual budget of \$200,000 to install wheelchair ramps, which will fund approximately 140 ramps annually. In determining where these 140 ramps will be installed, the Department of Transportation responds to request from the public. Given limited funding, the Department of

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Transportation gives priority to those ramp requests that come from individuals who use mobile devices (wheelchairs). Requests that come from individuals who would like curb ramps for the sake of improved convenience (using baby carriages, shopping carts etc.) would receive low priority and, given limited funding, their requests would not likely be fulfilled under this program. An average of around 8 to 9 wheelchair ramp requests a year per neighborhood can be accommodated. The construction cycle of this program is annual.

10i. Implement the plan to underground the utility lines along Oak Street in front of the Washington Elementary School.

Action:

“Top Ten” Priority Action

Timing: Short-term

Responsibility and Partners:

City: RDA; DPW; PRNS

Community: Washington Area Community Coalition; Individual Property Owners

Other Groups: Utility Companies (PG&E)

11. DRAINAGE

11a. Repair damaged curbs and gutters that impede proper drainage.

Timing: Long-term and Ongoing

Responsibility and Partners:

City: DOT; PRNS

Community: Property owners

Action: Property owners are responsible for repairing damaged curbs and gutters adjacent to their properties. Property owners in areas with known drainage problems are encouraged to repair damage to curbs and gutters that may impede the proper flow of water into the storm drainage system. As discussed in action item 10b, PRNS staff should promote the existing repair grants available through Streets and Traffic and the one-time grant program established by the Washington Advisory Group. Streets and Traffic should administer the distribution of these grants.

11b. Increase the maintenance of existing storm drains and drainage infrastructure.

Timing: Long-term and Ongoing

Responsibility and Partners:

City: DOT

Action: Drainage conditions could be improved through increased maintenance of existing drains and drainage infrastructure. DOT should monitor the drains in Washington and routinely clear drains of debris that restricts the flow of water into the storm drainage system. There is currently not funding available for comprehensive maintenance.

11b.1. Construct storm drainage facilities south of Alma Avenue in the Alma neighborhood particularly in Little Orchard Street and Pomona, Sanborn and Ford Avenues.

Timing: Long-term

Responsibility and Partners

City: DPW; PRNS; RDA

Community: Washington Area Community Coalition; Alma Neighborhood Association

Action:

“Top Ten” Priority Action

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11c. Coordinate with CalTrans to resolve drainage issues under Interstate 280 at Almaden Avenue.

Action:

Action Completed

Timing: Short-term

Responsibility and Partners:

City: DOT

11d. Evaluate the need for additional or enhanced drainage infrastructure.

Timing: Medium-term

Responsibility and Partners:

City: DPW

Community: Washington Area
Community Coalition

Action: Although many of the drainage problems in Washington are known to result from natural soil subsidence, the Department of Public Works should evaluate whether additional infrastructure or improvements to existing infrastructure would improve drainage in areas with recurring drainage problems (e.g., the north end of Harliss Avenue, the Sanborn Avenue area, Oak Street, and Bellevue Avenue). In addition, Public Works should monitor areas where property owners have repaired damaged curbs and gutters to see if these repairs have improved drainage conditions. Additional infrastructure, or modifications to existing infrastructure, may be required if drainage problems persist.

12. CODE ENFORCEMENT

12a. Proactively enforce City codes regulating businesses to eliminate illegal businesses or business activities.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: PBCE (Code Enforcement)

Action: Code Enforcement should proactively enforce City codes that relate to businesses. Businesses should be located in a zoning district that allows that type of business and must obtain the appropriate permits or licenses for operation.

Specifically, Code Enforcement should target illegal automotive repair shops prevalent in Washington and businesses selling alcohol without the appropriate license or permit.

12b. Enforce City codes intended to protect the health and safety of the community through the elimination of illegal housing units on a complaint basis.

Timing: Short-term and Ongoing

Responsibility and Partners

City: PBCE (Code Enforcement)

Action: Code Enforcement officers should respond to reports of illegal housing units to eliminate the health and safety hazards commonly associated with illegally constructed or converted units. Code Enforcement officers and the City's Homeless Coordinator should provide displaced residents with information on temporary housing services available through the City and other organizations. Code Enforcement officers should work with property owners to properly convert the illegal housing unit back to its original use or remove it from the property if it was illegally constructed.

12c. Increase the enforcement of City codes intended to improve the appearance of the area, particularly at area motels and unmaintained lots.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: PBCE (Code Enforcement)

Action: As discussed in item 8, the Code Enforcement Division administers a number of programs targeting blight, such as the prohibition of parking on front lawns. Enforcement of these programs should be increased through the actions discussed under item 8.

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12d. Eliminate excessive and illegal signage from store windows and the public right-of-way.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: PBCE (Code Enforcement)

Action: Code Enforcement has undertaken a proactive effort to enforce municipal codes regulating the percentage of store windows that can be covered with advertisements and other signs. Code Enforcement inspectors should continue to inform businesses of regulations regarding signage and issue citations as necessary.

In addition, Code Enforcement is proactively enforcing prohibitions on posting advertisements or notices of any kind in the public right-of-way, including on benches, telephone poles, and light standards. Continuation of these efforts will improve the general appearance of the community and reduce litter resulting from the distribution of flyers and advertisements.

While the City cannot regulate the content of advertisements, this action will also indirectly reduce the number of alcohol related advertisements displayed in the community.

12e. Increase community awareness of and compliance with code enforcement programs.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: PBCE (Code Enforcement); PRNS; Other City departments as necessary

Action: In order to promote compliance with City codes, PRNS and Code Enforcement staff should pursue opportunities to increase community awareness of code enforcement programs. Information about these programs could be provided at various community meetings and events and as part of other outreach programs initiated by this Plan. This outreach should discuss City codes that affect the community and ways that the community can assist with the enforcement of codes by reporting violations observed throughout the area.

12f. Continue efforts to discourage, and if possible reduce, the excessive number of automobile body shops and related businesses in the area.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: PBCE (Planning and Code Enforcement); RDA

Action: The community would like to see more neighborhood serving businesses in the area such as grocery stores, laundry mats, restaurants and cafés, and other services not currently prevalent in the neighborhood. Planning should enforce area policies that encourage more neighborhood serving businesses and continue to work with the community during project development so that they Enforcement

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13. PARKING

13a. Require new development to comply with existing parking standards.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: PBCE (Plan Implementation)

Action: The City's Zoning Code and Residential Design Guidelines dictate the number of parking spaces required for new development. The Department of Planning, Building and Code Enforcement (Plan Implementation) should ensure that any new projects in Washington comply with these regulations to avoid adverse impacts to street parking in the surrounding neighborhood.

13b. Increase the abatement of abandoned and inoperable vehicles.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: PBCE (Code Enforcement); PRNS

Community: Community organizations

Action: As discussed in item 8b, the abatement of abandoned or inoperable vehicles should be increased through heightened Code Enforcement activity and the instigation of a community notification program. These actions will contribute to the availability of street parking by removing vehicles illegally parked in the public right-of-way.

13c. Enforce parking restrictions and repaint faded red curbs.

Timing: Medium-term and Ongoing

Responsibility and Partners:

City: Police Department (Parking Control), DOT, and PRNS

Community: Community members

Action: The Parking Control Unit of the Police Department should issue citations to vehicles illegally parked at red curbs or other restricted areas. In addition, Parking Control officers should respond to reports of parked vehicles blocking private driveways or access to public rights-of-way. Members of the Washington community should assist with this enforcement by participating in programs to repaint faded red curbs, including the Adopt-A-Curb and Adopt-A-Street programs. The Department of Transportation and PRNS staff should promote these programs among community members and provide the community with the resources and equipment necessary to repaint the curbs.

13d. Work with State to provide adequate on-site parking at the DMV office on Alma Avenue.

Action: PRNS, PBCE and DOT should assist the community in working with the State to provide more parking at the congested DMV.

Timing: Medium-term

Responsibility and Partners:

City: PRNS; PBCE (Planning); DOT

Community: Community organizations

14. COMMUNITY ORGANIZING AND PRIDE

14a. Assist neighborhoods to form neighborhood associations and strengthen existing community organizations.

Timing: Medium-term

Responsibility and Partners:

City: PRNS

Action: PRNS staff should conduct outreach to encourage the formation of new or expanded neighborhood organizations throughout Washington. PRNS staff should provide the resources and direction necessary to strengthen existing organizations. All new and existing organizations in the area should contribute to the implementation of the Washington Neighborhood Revitalization Plan through direct participation in many of the action items as well as through outreach to the larger community.

14b. Assist community organizations to establish non-profit status to facilitate fundraising for community improvements and events.

Timing: Medium-term

Responsibility and Partners:

City: PRNS

Action: Non-profit status would enable Washington community groups to receive various grants and accept donations to support community improvements and activities. PRNS staff should assist new and existing community groups to apply for tax-exempt status through resources available at the Neighborhood Development Center.

Washington community groups are encouraged to apply for grants through private organizations and/or service groups. The City is exploring the potential for establishing a grant program to match the funds raised by community groups in neighborhood revitalization areas. PRNS staff should assist the community to identify potential funding opportunities and prepare grant applications.

14c. Assist the community to organize and hold various improvement and/or social events.

Timing: Short-term and Ongoing (until discretionary funding is depleted)

Responsibility and Partners:

City: PRNS and other City departments as necessary

Action: Community members should play an active role in improving the conditions of their neighborhoods by participating in existing programs (e.g., Adopt-A-Street, Coastal Clean-up Day, etc.) and sponsoring events to improve targeted areas. Special events could involve planting or trimming trees, repainting red curbs, picking up litter, painting out graffiti, etc. The community should contribute to the maintenance of various improvements made

through this *Revitalization Plan*, including beautification projects and park areas.

Social events such as picnics or festivals are encouraged to increase interaction between members of the community. Such events could be held in conjunction with the improvement events described above to encourage participation in those events and to celebrate the hard work of the community. The Advisory Group allocated \$10,000 of discretionary funds for such community events. Washington community groups should apply for additional funds through the City or outside sources to supplement this fund (see action item 14b.).

14d. Strengthen and enhance programs and services available to the community and increase community awareness of these resources.

Timing: Short-term and Ongoing

Responsibility and Partners:

City: PRNS and other City departments as necessary

Action: PRNS staff and private organizations should continue to provide programs and services to the Washington community through existing facilities and expand these opportunities through the Washington Area Youth Center and Biblioteca Latinoamericana. Specific facilities and the programs they provide are described in the Community Organizing and Pride section of the *Washington Neighborhood Revitalization Plan, 1998*. PRNS staff should develop a comprehensive outreach approach to increase community awareness of various programs available to the community. The Advisory Group allocated \$10,000 of discretionary funds for community events and outreach; a portion of these monies could be used to facilitate this outreach effort.

14e. Publish a resource book to inform the community of available programs and services.

Timing: Short-term

Responsibility and Partners:

City: PRNS

Action: PRNS staff should assist Washington community organizations publish a resource book to inform residents of the programs and services that are available to the community. The book should focus on the positive resources that are available to youth and are within walking distance or easily accessible by transit, including activities in the downtown

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Community: Community organizations

area. A good source for this information is found within the City's "Neighborhood Trouble Shooter" which provides information on programs and departments and how to contact them. These are available through PRNS or on line at www.ci.san-jose.ca.us/prns/ts.htm. The City's Call Center at 277-4000 is also a valuable resource of information and is available 24 hours a day and 7 days a week

15. WASHINGTON SCHOOL

15a. Provide an area for safely picking up and dropping off students at Washington School.

Timing: Medium-term

Responsibility and Partners:

City: PRNS

Other parties: San José Unified School District

Action: Adequate space for a pick-up/drop-off area may become available after the completion of the Washington School Expansion and Modernization project currently under construction. If this area is not adequate for a pick-up and drop-off area, the school district should investigate funding sources to design and construct an appropriate area. PRNS staff should assist the San José Unified School District with this effort and explore the potential for combining this action item with other projects planned around the school, as described in action item 7e.

15b. Enhance recreational amenities and improve lighting conditions at Washington School.

Timing: Long-term

Responsibility and Partners:

City: PRNS

Other parties: San José Unified School District

Action: The San José Unified School District and PRNS staff should continue to pursue funding for improvements to Washington School property including enhancing play equipment and turf fields, and improving lighting conditions. The potential for combining these improvements with other projects planned around Washington School should be explored to maximize existing and future funding opportunities (see action item 7e).

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16. BUSINESS COMMUNITY

16a. Strengthen area businesses by providing assistance to business owners.

Timing: Short-term

Responsibility and Partners:

City: Office of Economic Development;
PRNS

Action: The original Washington Advisory Group allocated \$3,000 of discretionary funds to subsidize the dues for Washington area businesses to join the Willow Street Business Association or a local Chamber of Commerce. The Office of Economic Development is working to secure matching funds to support this effort. This funding would also reimburse businesses the cost of attending workshops to strengthen business skills such as marketing, management, and budgeting. Office of Economic Development and PRNS staff should develop an outreach strategy for informing area businesses of this opportunity.

16b. Continue existing programs to enhance businesses in the Monterey Corridor Redevelopment Area and pursue solutions to conflicts on Bellevue Avenue.

Timing: Medium-term

Responsibility and Partners:

City: RDA; PBCE (Planning Services);
Other City departments as necessary

Action: The Redevelopment Agency will be developing a park south of Bellevue Avenue where there currently are automotive and industrial shops that frequently block residential traffic traveling down the street by temporarily parking cars in the public right-of-way. There are also homeless encampments along the railroad tracks and litter in the area. RDA should collaborate with PBCE, other City departments, and the community in implementing the park.

16c. Enhance the physical appearance of businesses.

Timing: Medium-term and Ongoing

Responsibility and Partners:

Community: Property owners

Action: Business owners are encouraged to make simple modifications to enhance the visual interest of their properties. The cost of these modifications are the responsibility of the property owner, however, this *Plan* contains ideas for improvements that require minimal financial investments yet enhance the appearance of the business and the surrounding neighborhood. Through the outreach effort described in action item 16a, the Office of Economic Development and PRNS staff should encourage business owners to apply for loans to finance these improvements. Once the Washington area becomes a Redevelopment Project Area, area businesses should participate

in the Redevelopment Agency's façade improvement program which offers: free architectural design services, permit processing and fee payment assistance, bidding and construction management assistance, and funding assistance of up to \$22,000 per storefront (*some may be eligible for more than one grant*).

16d. Encourage new neighborhood serving businesses ensuring they are compatible to the area.

Timing: Medium-term and Ongoing

Responsibility and Partners:

City: RDA; OED; PBCE (Planning); RDA
Community: Washington Area Community Coalition

Action: The Redevelopment Agency in partnership with the Office of Economic Development (OED), community, and PBCE (Planning) should work to develop an aggressive outreach strategy to educate existing and potential neighborhood serving businesses about business assistance programs and property improvement and rehabilitation programs such as those offered by the Redevelopment Agency. PBCE and RDA should encourage more neighborhood serving businesses when considering any new development or redevelopment and ensure the community continues to have input on development proposals.

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17. AIRPORT NOISE

17a. Provide noise attenuation treatments to Washington area homes and businesses located within the Airport Noise Corridor.

Timing: Medium-term

Responsibility and Partners:

City: PRNS

Other parties: Federal Aviation Administration

Action: The Federal Aviation Administration working with San José International Airport will be providing noise attenuation treatment to at least 275 households in the Washington area. PRNS staff and community groups should continue to work with the Federal Aviation Administration and San José International Airport toward the completion of this project and explore opportunities for attenuation treatment to additional households in the area.

GLOSSARY OF ACRONYMS

CDBG	Community Development Block Grant
CET	Center for Employment Training
CIP	Capital Improvement Program
DOT	Department of Transportation
DPW	Department of Public Works
EAND	Economic and Neighborhood Development
EAUS	Environment and Utility Services
ESD	Environmental Services Division
FAA	Federal Aviation Administration
LC	Large Capital Project
NA	Neighborhood Association(s)
OED	Office of Economic Development
PBCE	Department of Planning, Building and Code Enforcement
PP	Program or Policy
PRNS	Department of Parks, Recreation and Neighborhood Services
PSS	Public Safety Service
RAC	Recreation and Cultural Services
RDA	Redevelopment Agency
SC	Small Capital Project
SCVWD	Santa Clara Valley Water District
SNI	Strong Neighborhoods Initiative

GLOSSARY

VTA	Valley Transportation Authority
WACC	Washington Area Community Coalition

APPENDIX: ACTION PLAN SUMMARY

Action	Implementation Item	Group	Responsibility	City Service Area	Potential Funding	Timeframe Immediate = 0-18 mths Short = 0-3 yrs Medium = 4-6 yrs Long = 7+ yrs	Project Type
1a. Preserve and enhance the existing strengths of Washington.	Neighborhood Preservation	NEIGHBORHOOD CHARACTER	All Parties	EAND		Ongoing	PP
1b. Conduct a study to identify historic buildings and sites for inclusion in the City's History Inventory	Historic Preservation	NEIGHBORHOOD CHARACTER (new)	PBCE (Planning)	EAND	City Budget; RDA	Short term	PP
1c. Encourage developers to complement historic character and architecture of existing buildings.	Historic Preservation	NEIGHBORHOOD CHARACTER (new)	PBCE (Planning) RDA	EAND	City Budget; RDA	Ongoing	PP
2a. Pursue the development of housing in Washington, with high priority given to housing that is affordable to low income households. City Departments should encourage developers to build this type of housing and should provide site information and incentives as appropriate.	New Housing Opportunities	HOUSING (revised)	Housing; PBCE; Private Developers; Non-Profits; RDA	EAND	Private sources; RDA; City (Housing) Funds	Ongoing	PP
2b. Notify existing Washington area residents of available new housing units as new projects are approved and constructed.	New Housing Opportunities	HOUSING	Private developers; Community; PBCE (Planning); RDA; PRNS	EAND	Private sources; City Budget; RDA	Ongoing	PP
2c. Review the Zoning and General Plan designations on South First Street to identify potential changes that would support the development of housing and compatible uses.	New Housing Opportunities	HOUSING	PBCE (Planning); RDA	EAND	City budget+; RDA	Short term; Ongoing	PP
2d. Preserve existing housing by encouraging property owners to maintain the condition of their properties.	Private Property Improvements	HOUSING	Property Owners; PRNS;* Housing; PBCE (Code)	EAND	Private sources; City Budget	Medium term; Ongoing	PP
2e. Enhance existing housing by improving the appearance and function of properties.	Private Property Improvements	HOUSING	Property Owners Housing	EAND	Private sources; Housing Rehab loans and grants	Medium term	SC
2f. Encourage property owners to enhance the appearance and function of properties through improvements suggested in the <i>Plan</i> by publicizing rehabilitation loan and paint grant programs among existing residents.	Private Property Improvements	HOUSING	Housing; RDA; PRNS; PBCE (Planning)	EAND	City budget; RDA	Immediate; Ongoing	PP
2g. Organize and host a variety of workshops to inform area residents and property owners about good tenant management techniques and opportunities for improving their properties.	Community Workshops	HOUSING (revised)	PRNS; Housing; RDA PBCE (Code); Other City Depts; Community	EAND	City budget; RDA	Short term; Ongoing	PP
2h. Explore opportunities for increasing the rate of homeownership by Washington Area residents.	Homeownership	HOUSING	Housing; RDA PRNS; Financial Institutions	EAND	City budget; RDA	Medium term	PP
2i. Explore the potential for expanding the Redevelopment Agency's pilot first time homebuyer program in appropriate areas of Washington.	Homeownership	HOUSING	RDA	EAND	RDA	Medium term	PP
2j. Explore the potential of forming a rental advocacy group to champion the interests of renters, and constitute a clearinghouse for dissemination of tenant information.	Rental Advocacy	HOUSING (new)	Community; PRNS	EAND	Private Sources; City Budget	Short term	PP

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Action	Implementation Item	Group	Responsibility	City Service Area	Potential Funding	Timeframe Immediate = 0-18 mths Short = 0-3 yrs Medium = 4-6 yrs Long = 7+ yrs	Project Type
3a. Elevate police presence in critical areas such as those around stores, and throughout Washington. Increase the number of officers, including Violent Crime Enforcement Team (VCET) officers, assigned to Washington.	Crime and Loitering	CRIME AND NEGATIVE ACTIVITY (revised)	Police	PSS	City budget; secure funding for additional officers	Short term; Ongoing until crime rates decrease significantly	PP
3b. Encourage community participation in crime reduction efforts through participation in such programs as Neighborhood Watch	Crime and Loitering	CRIME AND NEGATIVE ACTIVITY (revised)	Police; PRNS; Community	PSS	City budget	Ongoing	PP
3c. Remove problem pay phones from public property. Police and community members should report problem pay phones to Code Enforcement.	Pay Phones	CRIME AND NEGATIVE ACTIVITY	DPW; PB&CE (Code) Police	PSS	City budget	Ongoing	SC
3d. Work with property owners to mitigate problems associated with pay phones on private property.	Pay Phones	CRIME AND NEGATIVE ACTIVITY	PBCE (Code); PBCE (Planning); Police PRNS	PSS	City budget	Ongoing	PP
3e. Work with property owners to remove problem pay phones from private properties.	Pay Phones	CRIME AND NEGATIVE ACTIVITY	PBCE (Code); PBCE (Planning); Police; PRNS; Attorney's Office; Community	PSS	City budget	Ongoing	PP
3e.1. Remove pay phones that are not consistent with the provisions of the Zoning Code (Title 20) from private property.	Pay Phones	CRIME AND NEGATIVE ACTIVITY (new)	PBCE (Code)	PSS	City budget	Short term; Ongoing	SC
3f. Increase community awareness of and participation in crime prevention programs.	Crime Prevention	CRIME AND NEGATIVE ACTIVITY	PRNS; Police (Crime Prev.); Community	PSS	City budget	Short term; Ongoing	PP
3g. Work with the community to employ and sustain gang abatement measures throughout Washington, using such resources as the Gang Hotline, Project Pride, The Right Connection, Clean Slate, teen programs at Community Centers, and The Mayor's Gang Prevention Task Force.	Gang Abatement	CRIME AND NEGATIVE ACTIVITY (new)	Police (VCET); PRNS; Community	PSS	City budget; Secure funding for additional officers; San Jose Best	Short term; Ongoing	PP
3h. Working with the community, prevent the sale and use of drugs, particularly in the Locust and Humbolt Streets area, through increased police presence, enforcement of applicable city codes, and the use of stings on narcotic activity as appropriate.	Narcotics	CRIME AND NEGATIVE ACTIVITY (new)	Police; PRNS; PBCE (Code); Community	PSS	City budget	Short term; Ongoing	PP
3i. Work with the community to organize periodic cleanups to rid the Washington area of needles and other drug paraphernalia, particularly across from the Washington School, and the Pepitone Avenue /Willow Street /Lick Avenue area.	Narcotics	CRIME AND NEGATIVE ACTIVITY (new)	Police; PRNS; Community	PSS	City budget; Private Funding	Short term; Ongoing	PP
3j. Work with the community to establish area programs and services aimed toward drug prevention.	Narcotics	CRIME AND NEGATIVE ACTIVITY (new)	Police; PRNS; Community	PSS	City Budget; Private Funding	Short term; Ongoing	PP

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Action	Implementation Item	Group	Responsibility	City Service Area	Potential Funding	Timeframe Immediate = 0-18 mths Short = 0-3 yrs Medium = 4-6 yrs Long = 7+ yrs	Project Type
3k. Work with the community to monitor the need for prostitution abatement stings, particularly in front of the Travelers Rest Motel and around the Monterey Road /Cottage Grove Avenue area.	Prostitution	CRIME AND NEGATIVE ACTIVITY (new)	Police; PRNS; Dist. Attorney; Community	PSS	City budget	Short term; Ongoing	PP
3l. Work with the community to prevent truancy using such programs as TABS.	Truancy	CRIME AND NEGATIVE ACTIVITY (new)	Police; PRNS; Community	PSS	City budget	Short term; Ongoing	PP
4a. & 4b. Pursue funding to install traffic signals at the intersections of First and Oak Streets, and Alma Avenue and Plum/Pomona Streets. *Action Completed	Traffic Control Measures	TRAFFIC AND PEDESTRIAN SAFETY	DOT DPW PRNS RDA	TS	Pursue funding; RDA; CDBG; CIP	Medium term	SC
4a. & 4b./1. Improve traffic flow and controls in the elongated Goodyear/Sherman/Graham intersection. □ Conduct a study to evaluate the need for a traffic signal at Goodyear and Sherman Streets. □ If warranted, pursue funding. (note: Signal Study Fall 2001) *Top Ten Priority Action	Traffic Control Measures	TRAFFIC AND PEDESTRIAN SAFETY (new)	DOT DPW PRNS RDA Neighborhood Associations	TS	Pursue funding; City budget (traffic calming); RDA	Medium term	SC; PP
4a. & 4b./2. Analyze the existing traffic patterns at the Graham Avenue and Goodyear Street end of the intersection and pursue funding to implement any appropriate traffic calming devices, e.g.. traffic circle. *Top Ten Priority Action	Traffic Control Measures	TRAFFIC AND PEDESTRIAN SAFETY (new)	DOT DPW PRNS RDA	TS	Pursue funding; City budget (traffic calming); RDA	Medium term	SC; PP
4c. Heighten the enforcement of traffic laws. Periodically use radar equipment to increase community awareness about speeding.	Traffic Enforcement	TRAFFIC AND PEDESTRIAN SAFETY	Police (Traffic Enf.)	TS	City budget	Short term; Ongoing	PP
4c.1. Heighten the enforcement of traffic laws to eliminate incidence of double parking at Almaden Avenue and Willow Street in front of the Super Mercado grocery store.	Traffic Enforcement	TRAFFIC AND PEDESTRIAN SAFETY (new)	Police (Traffic Enf.)	TS	City budget	Short term; Ongoing	PP
4c.2. Analyze the feasibility of eliminating heavy truck traffic from residential streets, particularly on Humboldt, Locust and Pomona Streets.	Traffic Enforcement	TRAFFIC AND PEDESTRIAN SAFETY (new)	DOT	TS	City budget	Short term; Ongoing	PP
4d. Identify locations for appropriate traffic calming devices to reduce speeding and increase pedestrian safety. This is ongoing. The Community identified Palm, Sherman, Oak and Locust Streets for Study. Four signalized intersections - Humboldt at Vine and Almaden, and Floyd at Vine and Almaden will also be studied fall 2001.	Traffic Enforcement	TRAFFIC AND PEDESTRIAN SAFETY	DOT; PRNS; Community	TS	City budget	Short term	PP

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4e. Conduct evaluations at locations identified by the community to determine if additional traffic control measures (e.g., traffic signals, stop signs, crosswalks, and signage) and/or traffic calming devices are warranted.	Pedestrian and Traffic Safety	TRAFFIC AND PEDESTRIAN SAFETY	DOT	TS	City budget	Medium term; Ongoing	PP
4e.1. Conduct evaluations of Goodyear and Palm Streets to determine if additional traffic control measures (e.g., signage, stop signs) and/or traffic calming devices are warranted to reduce high traffic speeds.	Pedestrian and Traffic Safety	TRAFFIC AND PEDESTRIAN SAFETY (new)	DOT	TS	City budget	Medium term; Ongoing	PP
4e.2. Conduct evaluations of Vine and Oak Streets to determine appropriate additional locations for safe pedestrian crosswalks, and pursue funding to implement those feasible. (note: Signal Study at Almaden and Oak in September 2001)	Pedestrian and Traffic Safety	TRAFFIC AND PEDESTRIAN SAFETY (new)	DOT	TS	City budget	Medium term; Ongoing	SC; PP
4f. Conduct a study to consider the conversion of Vine Street and Almaden Avenue to two-way streets. *Top Ten Priority Action	Conversion of Vine and Almaden	TRAFFIC AND PEDESTRIAN SAFETY	RDA/DOT; PRNS; Community	TS	Pursue funding	Short term	PP
4g. Improve the general visibility and pedestrian safety at problem street intersections identified by the community by implementing such measures as prohibiting parking, red painting curbs, enhanced crosswalks, etc.	Pedestrian and Traffic Safety	TRAFFIC AND PEDESTRIAN SAFETY (new)	DOT	TS	City budget; CDBG; RDA	Short term; Ongoing	SC
5a. Install 20 new street lights in light deficient areas identified by the community. *This Action has been completed.			DPW	TS	City Budget; RDA	Short term	LC
5b. Encourage the community to identify areas needing street lights and areas where street lights need upgrading and pursue funding. □ Pursue funding for improved lighting on Palm Street and Lick Avenue between Willow and Alma, Floyd and Sherman Streets near the Taco Bell, Locust Street, and Little Orchard Street, Pomona, Sanborn and Ford Avenues between Alma and Bellevue. *Top Ten Priority Action 40 lights have been installed in the area. Additionally, 14 areas needing street lights were identified in memo to DPW on 7/12/2000. As the project unfolds the cost estimate for remaining lights is \$405,000.00, from an initial total project estimate of \$650,000.00.	Street Lighting	LIGHTING CONDITIONS	DOT; DPW; PG&E; RDA; PRNS; WACC; Neighborhood Associations	TS	City budget; RDA	Medium term; Ongoing	LC; PP
5.b.1. Ensure recently installed lighting is turned on. *Top Ten Priority Action	Street Lighting	LIGHTING CONDITIONS (new)	PG&E; DOT; PRNS; WACC; NA	TS	City budget; RDA		

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5c. Encourage the community to report needed street light repairs to Department of Transportation.	Street Lighting		PRNS; Community; DOT	EAUS	City budget	Short term; Ongoing	PP
5d. Coordinate a community grant program to assist residents with the cost of installing additional lights on their properties. Encourage residents to leave porch lights on at	Property Lighting	LIGHTING CONDITIONS	PRNS; Community	EAND	\$10,000 of discretionary funds.	Short term	SC; PP
5e. Improve lighting conditions at Washington School around the basketball courts, turf field, and play equipment.	Property Lighting	LIGHTING CONDITIONS	San José Unified RDA PRNS	EAND	Pursue funding; RDA; CDBG	Medium term	SC
6a. Decrease the occurrence of negative behavior associated with the sale or consumption of alcohol through increased police presence and enforcement of applicable City codes.	Alcohol Related Incidents	LIGHTING CONDITIONS	Police; PBCE (Code)	PSS	City budget	Short term; Ongoing as necessary	PP
6b. Explore potential methods for closing problem bars and liquor stores, especially the one at First and Oak, and preventing new alcohol related businesses from opening in Washington.	Alcohol Related Incidents	ALCOHOL AND TOBACCO RELATED ISSUES	Attorney's Office; PBCE (Code); PBCE (Planning) PRNS; Community	PSS	City budget	Medium term	PP
6b.1. Work with property owners to close the liquor store at the corner of Oak and First Streets, and redevelop or rehabilitate building for different use(s). *Top Ten Priority Action	Alcohol Related Incidents	ALCOHOL AND TOBACCO RELATED ISSUES (revised)	RDA PRNS Police PB&CE (Code) PBCE (Planning) Community	EAND	City budget, RDA	Long Term	PP & SC
6c. Prevent the sale of alcohol to underaged individuals.	Sale of Alcohol to Underaged Individuals	ALCOHOL AND TOBACCO RELATED ISSUES (new)	Police; PBCE (Code); PRNS	PSS	City budget	Short term; Ongoing	PP
6d. Work with the community to educate the youth about the dangers of smoking tobacco through such programs as the City's Anti-Tobacco Program.	Sale of Tobacco to Underaged Individuals	ALCOHOL AND TOBACCO RELATED ISSUES	PRNS; Police; Community	PSS	City budget	Short term; Ongoing	PP
6e. Work with the community to monitor the need for stings on businesses to prevent sale of tobacco products to underage individuals.	Sale of Tobacco to Underaged Individuals	ALCOHOL AND TOBACCO RELATED ISSUES (new)	Police; PRNS; Community	PSS	City budget	Short term; Ongoing	PP
7a. Acquire one or more sites for a future mini-park, tot lot, and/or community garden using allocated discretionary funds.	Acquisition	ALCOHOL AND TOBACCO RELATED ISSUES (new)	Community; PRNS (Parks Planning); RDA	RAC	\$384,000 of discretionary funds; RDA; CDBG; Private Funding	Medium term; or sooner if possible	LC
7b. Pursue funding to acquire additional park sites, including sites for one or more skateboard parks. *Top Ten Priority Action - A site at Floyd and Locust was selected and appraised, most recently at \$600,000.00. This action is still in progress.	Acquisition	PARKS, REC. AND COMMUNITY SERVICES	Community; PRNS (Parks Planning); RDA	RAC	RDA; CDBG; Private Funding	Medium term	LC

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7c. Pursue funding to design and construct amenities on acquired sites. Involve the community in the design process.	Design and Construction of Park Amenities	PARKS, REC. AND COMMUNITY SERVICES (revised)	Community; PRNS (Parks Planning); RDA	RAC	RDA; CDBG; Private Funding	Medium term	LC
7d. Coordinate with the Santa Clara Valley Water District to provide a pedestrian and bicycle path along the river. Pursue the development of amenities along the path where it passes under the railroad tracks near Willow and McLellan. Pursue the acquisition of suitable remnant parcels for public recreation use.	Guadalupe River Flood Control Project	PARKS, REC. AND COMMUNITY SERVICES (revised)	PRNS (Parks Planning); RDA	RAC	Funding allocated in CIP; RDA	Short term	LC
7e. Prepare a master plan for the area encompassing the vacated portion of Sherman Street, the Youth Center, and Washington School to maximize recreational and open space opportunities.	Sherman Street Closure	PARKS, REC. AND COMMUNITY SERVICES	PRNS (Parks Planning); RDA; PBCE (Planning); San José Unified; Community; DOT	RAC	RDA; CDBG; Private Funding	Short term	LC
7e.1. Build and coordinate a safe skate park with other improvements in the vacated Sherman Street right-of-way.	Sherman Street Skateboard Park	PARKS, REC. AND COMMUNITY SERVICES	PRNS (Parks Planning); RDA; PBCE (Planning); San José Unified; Community	RAC	RDA; CDBG; Private Funding	Short term	LC
7f. Design and construct amenities based on the recommendations of the master plan.	Sherman Street Closure	PARKS, REC. AND COMMUNITY SERVICES (new)	PRNS (Parks Planning); RDA; PBCE (Planning); Community	RAC	RDA; Pursue funding	Medium term	LC
7g. Enhance existing basketball courts, turf field, and play equipment at Washington School, and explore possibility of making the play areas at Washington School accessible on the weekends. *Top Ten Priority Action	Washington School	PARKS, REC. AND COMMUNITY SERVICES	San José Unified RDA PRNS	RAC	Pursue funding; RDA; CDBG	Medium term	SC
7h. Maximize the programs and services provided at the youth centers in Washington, especially at the Alma Youth Center.	Youth Centers	PARKS, REC. AND COMMUNITY SERVICES (revised)	PRNS; Catholic Charities; Other Service Providers	RAC	City budget; Private Funding	Ongoing	PP
7h.1 Develop and implement the CORAL program, and other educational outreach programs in the Alma neighborhood.	CORAL Program in Alma Neighborhood	PARKS, REC. AND COMMUNITY SERVICES	Non-Profits; PRNS	RAC	Private Funding; Non-Profits	Short term; Ongoing	PP
7h.2 Develop children's tutorial centers, possibly in conjunction with the Alma Youth Center, within the Alma Neighborhood.	Children's Tutorial Centers in Alma Neighborhood	PARKS, REC. AND COMMUNITY SERVICES (new)	Non-Profits; PRNS	RAC	Private Funding; Non-Profits	Short term; Ongoing	PP
7h.3 Develop culturally-sensitive job training programs, and high-tech training centers to improve the skills of Washington residents.	High-tech Training Centers	PARKS, REC. AND COMMUNITY SERVICES (new)	Non-Profits; PRNS	RAC	Private Funding; Non-Profits	Short term; Ongoing	PP

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7i. Improve recreation areas, facilities, and programs at the Alma Senior and Teen Centers. *Top Ten Priority Action	Alma Youth Center	PARKS, REC. AND COMMUNITY SERVICES (new)	PRNS; Community	RAC	RDA; CDBG; Pursue funding	Medium term	LC
7i.1. Explore options and funding sources for expanding the site and buildings and/or replacing the existing facilities. *Top Ten Priority Action		PARKS, REC. AND COMMUNITY SERVICES (revised)	PRNS; Neighborhood Associations; Washington Area Community Coalition	RAC	RDA; CDBG; City Budget; Pursue funding	Long Term	LC
7j. Develop a program to provide subsidized day care at the Tamien Child Care Center for low-income families, especially those living in the Washington area.	Tamien Child Care Center	PARKS, REC. AND COMMUNITY SERVICES (new)	PRNS; Community	RAC	Private Funding; Non-Profits	Short term; Ongoing	PP
7k. Continue pursuing the CET site for use as a community park.	CET Site	PARKS, REC. AND COMMUNITY SERVICES (new)	Community; PRNS	RAC	Non-Profits; Private Funding	Short term; Ongoing	LC
7l. Continue working with the Redevelopment Agency on the proposed Bellevue Park and consult with the community on its design to address problems in the area such as homeless encampments along the railroad tracks and the presence of drug paraphernalia and other litter. *Top Ten Priority Action	Bellevue Park	PARKS, REC. AND COMMUNITY SERVICES (new)	RDA; PD; Alma Neighborhood Association; Washington Area Community Coalition; Community members	ENDA	RDA; City Budget	Short term	LC
8a. Property owners should meet health and safety standards for their properties and enhance the appearance of properties. The City should support this effort by enforcing applicable codes and publicizing rehabilitation loans and paint grant programs in Washington.	Private Property Improvements	PARKS, REC. AND COMMUNITY SERVICES (new)	Property Owners; PBCE (Code); Housing; RDA	EAND	Private Funding; City Budget; RDA	Medium term; Ongoing	PP
8b. Increase enforcement of codes pertaining to abandoned and inoperable vehicles. Assist the community organize a voluntary program to leave informational notices on abandoned or inoperable vehicles with follow up by Code Enforcement.	Vehicle Abatement	BLIGHT (revised)	PBCE (Code); PRNS	EAND	City budget	Short term; Ongoing	PP
8c. Increase enforcement of codes pertaining to dumping and issue citations when dumping is observed. Department of Transportation should remove dumped items from the public rights-of-way, including alleys.	Dumping and Litter Control	BLIGHT	PBCE (Code); DOT	EAND	City budget	Short term; Ongoing	PP
8d. Explore options for apartment tenants to discard of unwanted items. Increase community awareness of alternatives to dumping.	Dumping and Litter Control	BLIGHT (revised)	ESD; PBCE (Code); PRNS	EAND	City budget	Medium term	PP
8e. Organize clean-up events using discretionary funds. Provide additional clean-ups through existing programs.	Bin Clean-ups	BLIGHT	PRNS; PBCE(Code); Community	EAND	\$10,000 of discretionary funds; City budget; Private Funding	Short term; Ongoing	PP
8e.1. Pursue funding for monthly or annual bin-clean up events in Washington	Bin Clean-ups	<u>BLIGHT (revised)</u>	PRNS; PBCE(Code); Community	EAND	City budget; Private Funding	Short term; Ongoing	PP

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8f. Help organize comprehensive community improvement events, working with community and coordinating with other departments as necessary.	Community Improvements	BLIGHT (new)	PRNS; PBCE (Code)	EAND	City budget; Partial use of \$10,000 of discretionary funds allocated for community events.	Short term; Ongoing	PP
8g. Require property owners to improve the appearance of vacant lots.	Vacant Lots	BLIGHT	PB&CE (Code)	EAND	City budget	Short term; Ongoing	SC
8h. Assist and encourage the community to participate in creek clean-up events as necessary. Work with SCVWD on long-term solutions.	Guadalupe River Clean-up	BLIGHT	ESD; PRNS; Community	EAND	City budget	Short term; Ongoing	PP
8i. Increase community awareness of and participation in the City's Anti-Graffiti Program.	Anti Graffiti Program	BLIGHT	PRNS; Community	EAND	City budget; Private Funding	Short term; Ongoing	PP
8j. Work with the Community to initiate Graffiti Art programs such as the painting of murals.	Graffiti Art Programs	BLIGHT (revised)	PRNS RDA Community	EAND	City budget;RDA; CDBG; Private Foundations	Short term; Ongoing	SC
9a. & 9b. Collaborate with the community to close as many alleys as possible. Obtain property owner cooperation as necessary.	Closure	BLIGHT (new)	PRNS ; DOT; DPW (Real Estate); PBCE (Planning); Community	TS	City budget; Community Resources; RDA; CDBG	Medium term	LC
9c. Explore legal approaches for closing alleys when closure is prevented by only one or two property owners	Closure	ALLEYS	Attorney's Office	SSS	City budget	Medium term	LC
9d. Improve the safety and appearance of the public right-of-way of alleys that must remain open by improving at least "one alley a year" through pavement reconstruction, drainage improvements, street lighting, etc.	Improvements	ALLEYS	DOT ; DPW; RDA; PBCE (Planning)	TS	CDBG; City budget; RDA	Medium term until all alleys are either closed or improved	LC
9d.1. Develop a single action program for funding and scheduling the improvement or closure of all area alleys. *Top Ten Priority Action - This project is ongoing. So far Alleys A1, A2 and F have been closed, E has been reconstructed, B1 is under construction, and C3 and C4 were awarded CDBG funding for FY2001/2001.	Comprehensive Action Program	ALLEYS (revised)	DOT ; PRNS; DPW; RDA; PBCE (Planning); Community	TS	CDBG; City budget; RDA	Medium term until all alleys are either closed or improved	LC
9e. Develop a mechanism for routine City maintenance of all improved alleys. *Top Ten Priority Action	Maintenance	ALLEYS (new)	DOT	TS	City Budget	Medium term	PP
9f. Improve private properties adjacent to the alleys that must remain open (i.e., enhance fences and structures abutting the alley, add landscaping or hardscape areas, and provide trash enclosures). *Top Ten Priority Action	Enhancements	ALLEYS	Property Owners RDA Housing	EAND	Private sources; RDA; Housing Rehab loans and grants; CDBG	Long term	SC

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10a. Repair potholes and damage in the public rights-of-way, conduct regular maintenance on street infrastructure, and apply preventative treatments on all streets.	Street Maintenance	ALLEYS	DOT	TS	CIP	Short term; Ongoing	SC
10b. Promote the City's Curb and Sidewalk Repair grant program among property owners and assist property owners with Coalition grants to front the repair costs. *Top Ten Priority Action - Action is in progress. 75% of property owners with damaged sidewalks have been notified of City's sidewalk program.	Street Maintenance	STREET MAINTENANCE & STREETSCAPE APPEARANCE	DOT; PRNS	TS	\$145,000 of discretionary funds for Advisory Group grant program; City budget for City grant program	Short term; Ongoing	PP
10b. Promote the City's Curb and Sidewalk Repair grant program among property owners and assist property owners with Coalition grants to front the repair costs.	Street Maintenance	STREET MAINTENANCE & STREETSCAPE APPEARANCE	Property Owners DOT RDA	TS	CIP; RDA; CDBG; Private sources and other grant programs	Short term; Ongoing	SC
10b.1. Study, and if feasible place trash receptacles at mid-blocks on South First Street between Martha and Willow Streets.	Street Maintenance	STREET MAINTENANCE & STREETSCAPE APPEARANCE	DOT; RDA; PRNS	TS	RDA; Private Funding	Short term	PP
10c. Assist the community to implement planned beautification projects and pursue additional beautification opportunities including public art projects, landscaping median islands, and planting street trees in the public rights-of-way (particularly on Alma Avenue, Vine and Willow Streets).	Streetscape Appearance	STREET MAINTENANCE & STREETSCAPE APPEARANCE (new)	PRNS RDA DOT Community	TS	\$15,000 of discretionary funds for current project; pursue funding for additional projects; Our City Forest, RDA	Short term; Ongoing	SC
10c.1. Complete the implementation of the public art project at the intersection of Alma and Almaden Avenues.	Streetscape Appearance	STREET MAINTENANCE & STREETSCAPE APPEARANCE (revised)	PRNS DOT Community	TS	see 10c. (\$15,000 of discretionary funds for current project; pursue funding for additional projects)	Short term; Ongoing	SC
10d. Structurally trim street trees covering street lights and replace trees causing excessive damage to streets, curbs, and sidewalks.	Streetscape Appearance	STREET MAINTENANCE & STREETSCAPE APPEARANCE (new)	DOT	TS	\$8,000 of discretionary funding to trim 60 trees; pursue funding to trim additional trees.	Short term (identified trees); Long term (all trees)	SC
10e. The community should continue to work with the Department of Transportation to explore alternatives to the existing street sweeping program. *Top 10 Priority Action - This action is in progress. Two areas, around the Washington Youth Center and DMV, have already met DOT's criteria for installation of permanent No Parking Signage. The Coalition should continue developing lists of streets needing No Parking Signage for DOT review and action.	Street Sweeping	STREET MAINTENANCE & STREETSCAPE APPEARANCE (revised)	DOT ; PRNS	TS	Pursue funding	Medium term	PP

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10f. Monitor the existing street sweeping program to maximize its effectiveness.	Street Sweeping	STREET MAINTENANCE & STREETSCAPE APPEARANCE	DOT; Community	TS	City budget	Short term; Ongoing as necessary	PP
10g. Encourage residents to post informational signs reminding neighbors of sweeping days.	Street Sweeping	STREET MAINTENANCE & STREETSCAPE APPEARANCE	PRNS; Community	TS	City budget	Short term	PP
10g.1. Implement a program to better notify residents of their scheduled street sweeping day and when warranted, utilize temporary and permanent "No Parking" signage to encourage residents to remove parked vehicles. *Top Ten Priority Action	Street Sweeping	STREET MAINTENANCE & STREETSCAPE APPEARANCE	DOT	TS	City budget	Short term; Ongoing	PP
10g.2. Enforce "No Parking" signs on street sweeping days by ticketing and towing, particularly on Plum Street between Humbolt and Floyd Streets, and generally around the Biblioteca and Washington School. *Top Ten Priority Action	Street Sweeping	STREET MAINTENANCE & STREETSCAPE APPEARANCE (new)	DOT (parking control)	TS	City budget	Short term; Ongoing	PP
10g.3. Encourage residents to report / call in vehicles parked continuously in streets for three or more days.	Street Sweeping	STREET MAINTENANCE & STREETSCAPE APPEARANCE (new)	DOT (parking control); PBCE (Code); Community	TS	City budget	Short term; Ongoing	PP
10h. Install handicap accessible curb cuts at locations identified by the community.	Curb Cuts	STREET MAINTENANCE & STREETSCAPE APPEARANCE (new)	DPW DOT RDA	TS	CIP; RDA	Medium term	SC
10i. Implement the plan to underground the utility lines along Oak Street in front of the Washington Elementary School. *Top Ten Priority Action	Undergrounding Utilities	STREET MAINTENANCE & STREETSCAPE APPEARANCE	RDA; PG&E; DPW; PRNS; Property Owners; WACC	EAND	RDA	Immediate	LC
11a. Repair damaged curbs and gutters that impede proper drainage. Top Ten Priority Action - this action is in progress. DOT has recently completed a curb and gutter survey of the Washington area. Those meeting the DOT's repair criteria will be funded by the City.	Storm Drainage	STREET MAINTENANCE & STREETSCAPE APPEARANCE	DOT RDA PRNS Property Owners	EAUS	CIP; RDA; Private sources and City and Advisory Group grant programs	Short term; Ongoing	SC
11b. Increase maintenance of existing storm drains and drainage infrastructure.	Storm Drainage	STORM DRAINAGE	DOT DPW	EAUS	City budget	Short term; Ongoing	SC
11b.1. Construct storm drainage facilities south of Alma Avenue in the Alma Neighborhood particularly in Little Orchard Street and Pomona, Sanborn and Ford Avenues. *Top Ten Priority Action - Public Works estimated the cost of installing storm drainage facilities in the Darbys Court area to be approximately \$2.2 million	Storm Drainage	STORM DRAINAGE	DPW RDA	EAUS	CIP RDA	Medium term	SC

APPENDIX: ACTION PLAN SUMMARY

Action	Implementation Item	Group	Responsibility	City Service Area	Potential Funding	Timeframe Immediate = 0-18 mths Short = 0-3 yrs Medium = 4-6 yrs Long = 7+ yrs	Project Type
11c. Coordinate with CalTrans to resolve drainage issues under Interstate 280 at Almaden Avenue. *This Action has been completed.	Storm Drainage	STORM DRAINAGE (new)	DPW DOT	EAUS	City budget	Short term	SC
11d. Evaluate the need for additional or enhanced drainage infrastructure.	Storm Drainage	STORM DRAINAGE	DPW	EAUS	City budget	Medium term	SC
12a. Enforce codes to eliminate businesses operating without appropriate permits and licenses or conducting activities inconsistent with their permits/licenses and the municipal code (e.g. Motels).	Illegal Businesses	STORM DRAINAGE	PBCE (Code) Police District Attorney	EAND	City budget	Short term; Ongoing	PP
12b. Enforce codes intended to protect the health and safety of the community through the elimination of illegal housing units on a complaint basis.	Illegal Housing Units	CODE ENFORCEMENT (revised)	PBCE (Code)	EAND	City budget	Short term; Ongoing	PP
12c. Increase enforcement of codes intended to improve the appearance of the area, particularly at area motels and unmaintained lots.	Blight Reduction	CODE ENFORCEMENT	PBCE (Code)	EAND	City budget	Short term; Ongoing	PP
12d. Continue efforts to eliminate excessive and illegal signs from store windows and the public rights-of-way	Excessive/Illegal Signage	CODE ENFORCEMENT (revised)	PBCE (Code)	EAND	City budget	Short term; Ongoing	PP
12e. Pursue opportunities to increase community awareness of and compliance with code enforcement programs.	Community Outreach	CODE ENFORCEMENT	PBCE (Code); PRNS	EAND	City budget	Short term; Ongoing	PP
12f. Continue efforts to discourage, and if possible reduce, the excessive number of automobile body shops and related businesses in the area.	Auto related uses	CODE ENFORCEMENT	PBCE (Planning); PBCE (Code)	EAND	City budget	Short term; Ongoing	PP
13a. Require new developments to provide adequate off-street parking.	Parking Standards	CODE ENFORCEMENT (new)	PBCE (Planning)	EAND	City budget	Short term; Ongoing	PP
13b. Increase the abatement of abandoned or inoperable vehicles; help organize a community notification program.	Vehicle Abatement	PARKING	PBCE (Code); PRNS Community	EAND	City budget	Short term; Ongoing	PP
13c. Increase enforcement of parking restrictions. Repaint faded red curbs and encourage community participation in the Adopt-A-Street and Adopt-A-Curb programs.	Red Curbs	PARKING	Police (Parking Control); DOT; PRNS;	EAND	City budget	Medium term; Ongoing	PP
13d. Work with State to provide adequate on-site parking at the DMV office on Alma Avenue.	DMV on-site parking	PARKING	PRNS ; PBCE (Planning); DOT	EAND	State	Medium term	LC; PP
14a. Assist neighborhoods in forming neighborhood associations and strengthen existing community organizations.	Neighborhood Organizations	PARKING (new)	PRNS	RAC	City budget	Medium term	PP
14b. Assist community organizations establish non-profit status to facilitate fundraising for community improvements and events.	Fundraising	COMMUNITY ORGANIZING AND PRIDE (revised)	PRNS	RAC	City budget	Medium term	PP
14c. Assist the community hold various improvement and/or social events such as Resource Fairs and Community Workshops.	Community Events	COMMUNITY ORGANIZING AND PRIDE	PRNS; Other City Depts; Community	RAC	Partial use of \$10,000 of discretionary funds allocated for community events.	Short term; Ongoing until fund is depleted	PP

APPENDIX: ACTION PLAN SUMMARY

Action	Implementation Item	Group	Responsibility	City Service Area	Potential Funding	Timeframe Immediate = 0-18 mths Short = 0-3 yrs Medium = 4-6 yrs Long = 7+ yrs	Project Type
14d. Strengthen and enhance programs and services available to the community and increase outreach about these resources. Pursue additional opportunities for community improvement programs.	Community Outreach and Education	COMMUNITY ORGANIZING AND PRIDE (revised)	PRNS; Other City Depts; Community	RAC	Partial use of \$10,000 of discretionary funds allocated for community events	Short term; Ongoing until fund is depleted	PP
14e. Publish a resource book to inform the community of available programs and resources.	Community Outreach and Education	COMMUNITY ORGANIZING AND PRIDE	PRNS; Community	RAC	Partial use of \$10,000 of discretionary funds allocated for community events	Short term	PP
15a. Provide an area for safely dropping off and picking up students on school property.	Pick-Up and Drop-Off Area	COMMUNITY ORGANIZING AND PRIDE	San José Unified DOT PRNS	PSS	School District Funds; CDBG	Medium term	SC
15b. Enhance ball courts, turf fields, and play equipment and improve lighting conditions on school property. *Top Ten Priority Action	Improvements to School Property	WASHINGTON SCHOOL	San José Unified RDA PRNS	RAC	Pursue funding	Long term	SC
16a. Strengthen area businesses through outreach about general management and marketing techniques. Provide grants to help business owners join the Chambers of Commerce and attend workshops to develop business skills.	Assistance to Area Businesses	WASHINGTON SCHOOL	OED	EAND	\$3,000 in discretionary funds plus matching funds from the Office of Economic Development	Short term	PP
16b. Continue the existing program to enhance businesses in the Monterey Corridor and pursue solutions to conflicts between businesses and residences on Bellevue Avenue.	Monterey Corridor	BUSINESS COMMUNITY	RDA; Other City Depts.	EAND	RDA; City Budget	Medium term	PP
16c. Enhance the physical appearance of businesses by implementing the recommended improvements.	Physical Improvements	BUSINESS COMMUNITY	Property Owners RDA	EAND	Private sources; RDA	Medium term; Ongoing	SC
16d. Encourage new neighborhood serving businesses ensuring they are compatible to the area.	New Businesses	BUSINESS COMMUNITY	RDA; OED; PBCE (Planning)	EAND	Private Funding; RDA; City budget	Medium term; Ongoing	PP
17a. Provide noise attenuation treatments to Washington area homes and businesses located within the Airport Noise Corridor.	Airport Noise	AIRPORT NOISE	Airport Dept.; FAA; PRNS	AS	FAA budget	Medium term	LC

Key for City Service Areas:

EAND = Economic and Neighborhood Development; EAUS = Environment and Utility Services; TS = Transportation Service; RAC = Recreation and Cultural Services; PSS = Public Safety Services; LC = Large Capital Projects; PP = Programs and Policies; SC = Small Capital Projects

Glossary of Terms:

CIP = Capital Improvement Program; CDBG = Community Development Block Grant; DOT = Department of Transportation; DPW = Department of Public Works; FAA = Federal Aviation Agency;
PBCE = Planning, Building and Code Enforcement; RDA = Redevelopment Agency

WASHINGTON NEIGHBORHOOD REVITALIZATION PLAN



CITY OF SAN JOSE
DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT
OCTOBER 1998

WASHINGTON NEIGHBORHOOD REVITALIZATION PLAN

APPROVED BY THE SAN JOSE CITY COUNCIL
ON
OCTOBER 6, 1998

CITY OF SAN JOSE
DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT

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INTRODUCTION



Washington community members

The Washington area is a community with many strengths, including its family orientation, cultural identity, and stability. Over time, however, these strengths have been challenged by high crime rates, substandard housing, marginal condition of public infrastructure, and other issues. The City of San José is committed to improving living conditions in neighborhoods facing such challenges. The *Washington Neighborhood Revitalization Plan* is designed to focus City services and programs toward comprehensive improvements in Washington by combining the strengths of the community with the resources of the City.

The 550-acre Washington revitalization area is bounded by Route 87 to the west,

Interstate 280 to the north, South First Street/Monterey Road to the east, and the Southern Pacific Railroad tracks south of Bellevue Avenue to the south (Figure 1). The revitalization area is comprised of five individual neighborhoods: Guadalupe-Washington, Tamien, Goodyear-Mastic, Cottage Grove, and Alma-Almaden (Figure 2). For the purposes of this *Plan*, the entire area is called "Washington." Housing in the study area consists primarily of single family homes, with a mix of duplexes, fourplexes, apartments, and townhouses. The area also contains Washington Elementary School, the Tamien multi-modal transit station, various community facilities, and commercial and industrial businesses.

Figure 1 Washington Neighborhood Revitalization Plan Area

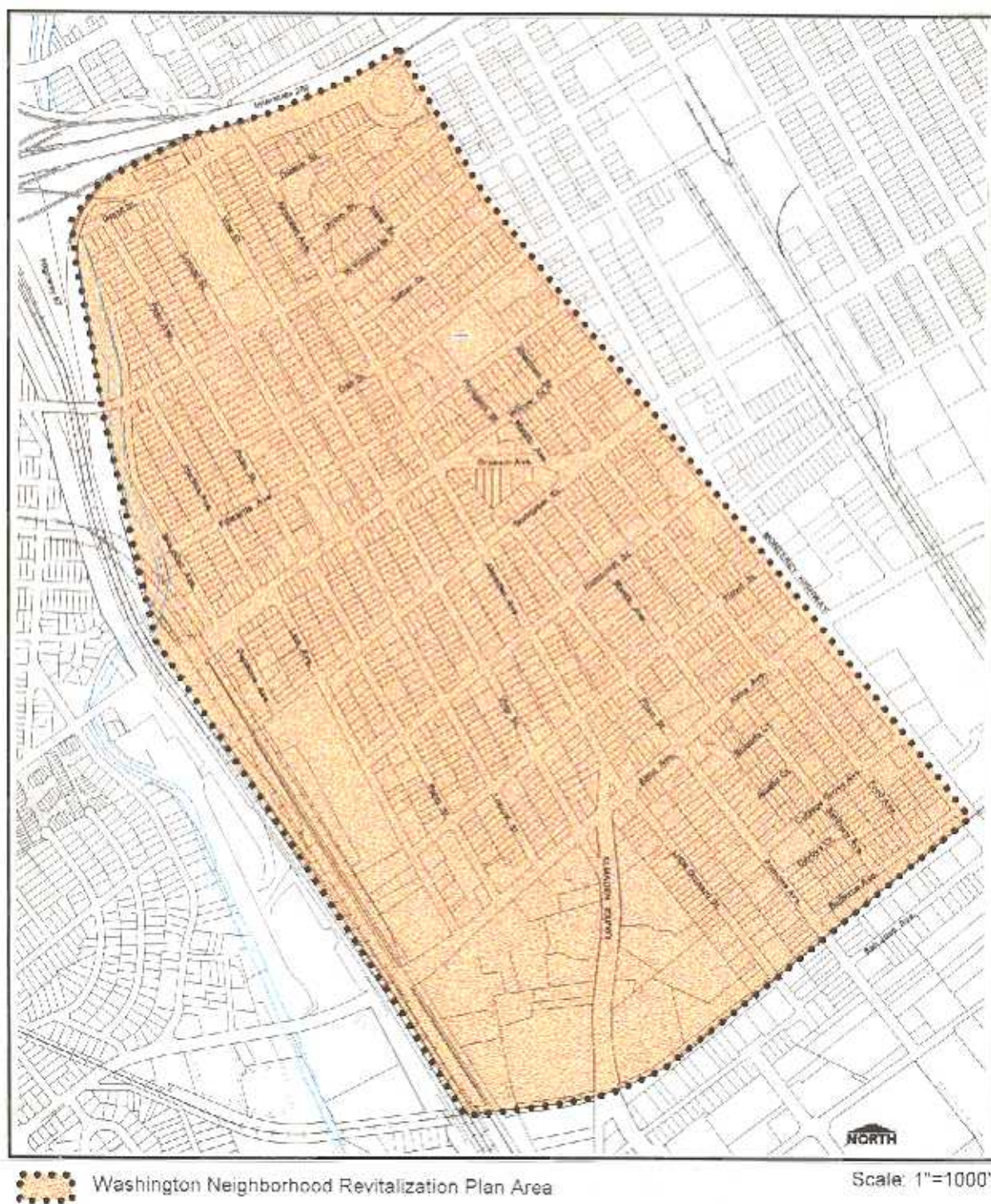
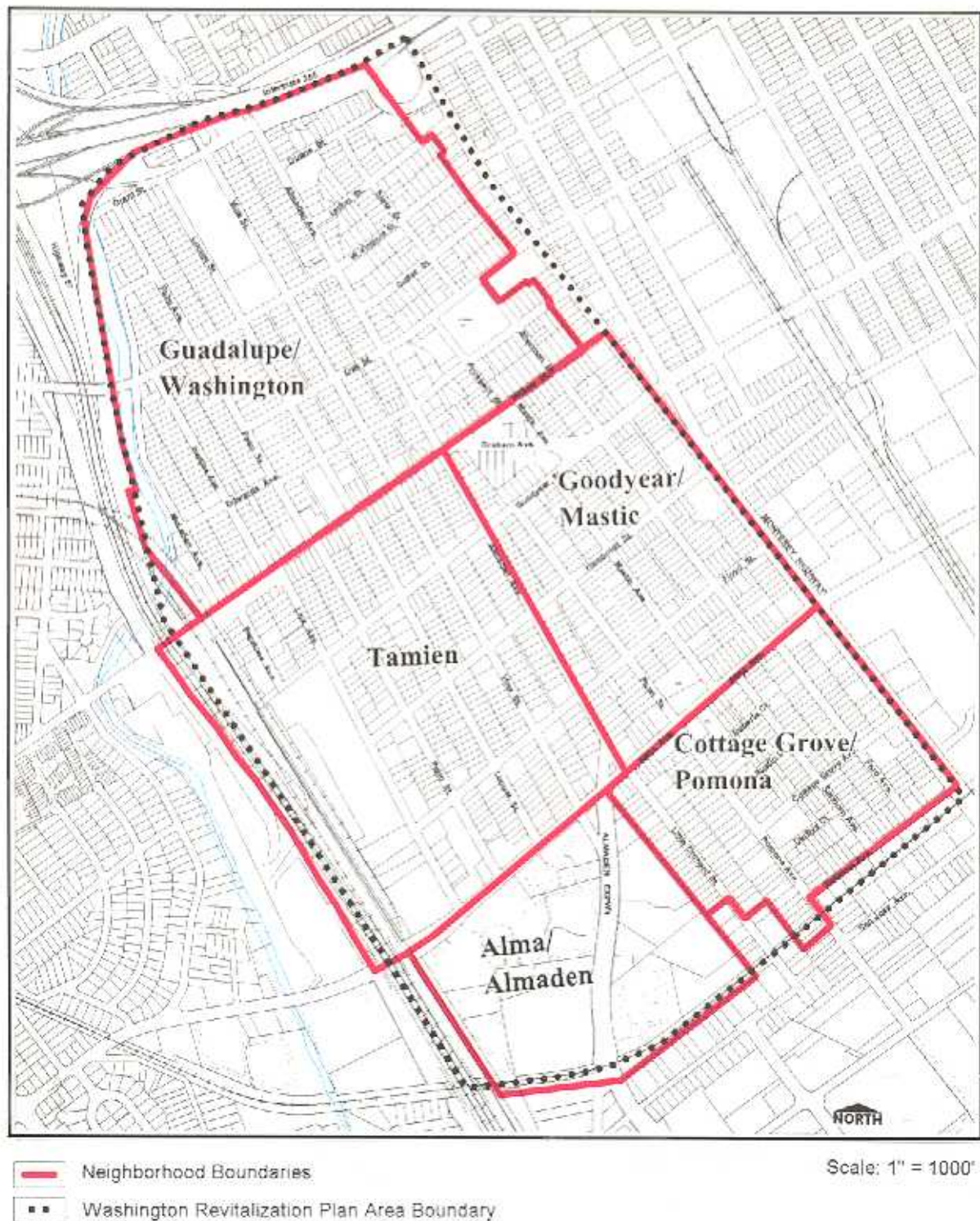


Figure 2 Washington Area Neighborhoods

CITY EFFORTS IN WASHINGTON

In spring of 1997, the City of San José developed a City-wide strategy for coordinating and delivering services to neighborhoods in San José that need special or additional assistance to improve their living conditions. The Neighborhood Revitalization Strategy (NRS) identifies neighborhoods that face challenges such as poor physical condition of buildings and infrastructure, substantial crime rates, and a lack of resources to correct recognized problems. The NRS is a coordinated approach to address these challenges using available City and community resources. Through the NRS process, the City identified Washington as a community with critical needs that would benefit from a comprehensive plan to guide its improvement.

The City's efforts to improve conditions in the Washington area have been taking place for several years through a variety of actions and programs:

- Establishment of the Willow Street Neighborhood Business District, enhancing the quality and appearance of the primary neighborhood-oriented commercial strip in the area (1989).
- Designation of the Monterey Corridor Redevelopment Area to improve the appearance of South First Street/Monterey Road and to enhance the business climate in this Redevelopment Area (1994).
- Adoption of the *Tamien Station Area Specific Plan*, securing

opportunities for high density housing, services, and neighborhood-serving retail uses in the southwest portion of the revitalization area (1995).

- Establishment of the Washington Project Crackdown area, delivering code enforcement, community policing, graffiti abatement, and neighborhood services into the area (1997).
- Construction of the new Biblioteca Latinoamericana and Washington Area Youth Center (1998).

The selection of Washington through the NRS process combined with these previous City efforts and the presence of strong neighborhood organizations through most of the area made Washington a primary candidate for a Neighborhood Revitalization Plan (NRP). The NRP seeks to build on the prior City efforts by creating a comprehensive strategy in collaboration with the community to reverse the decline of the area. A strong network of community organizations will provide a framework to guide the long term revitalization of Washington.

PURPOSE OF THE PLAN

The purpose of the *Washington Neighborhood Revitalization Plan* is to identify the issues that detract from the quality of life in Washington and develop a long term, comprehensive approach to revitalization that is tailored to the specific needs and characteristics of the community. Community members participated in the development of the *Plan*. The community identified a wide range of issues that are

addressed by the *Plan*, including the appearance and condition of housing, crime and associated activity, the condition of public infrastructure, park and recreation opportunities, blight, pedestrian and vehicular safety, and community organizations. The community determined appropriate action items including physical improvements to public and private properties, and various program and service enhancements. The *Plan*, in concert with Project Crackdown and the programs mentioned above, strives toward the revitalization of the Washington community.

PLANNING APPROACH

Community members actively participated in each of the following steps involved in the development of the *Revitalization Plan*:

- Assessing the physical condition of structures, infrastructure, and gathering other background information about the study area.
- Identifying the issues facing the area.
- Developing a clear and realistic vision for the future of the neighborhood.
- Identifying improvement objectives and projects for revitalization.
- Developing an action plan for implementation of the improvement items.

During the planning process, City staff worked with community members and an Advisory Group. Established in October 1997, the 20-member Advisory Group was chaired by Councilmember David Pandori and included residents, property owners, representatives of community organizations, and other interested citizens. The Advisory Group met monthly from October 1997 through September 1998. All meetings were open to the public and many citizens participated in the Advisory Group discussions. Meetings to gather input from the larger community were held in October 1997 and August 1998.

ORGANIZATION OF THE PLAN

Following this introduction, the *Plan* is organized into five remaining chapters:

Chapter Two:	Existing Conditions
Chapter Three:	Revitalization Issues and Priorities
Chapter Four:	Vision for Washington's Revitalization
Chapter Five:	Improvement Plan
Chapter Six:	Action Plan

EXISTING CONDITIONS



Example of existing building and property conditions for multiple-family residential

STUDY AREA CHARACTERISTICS

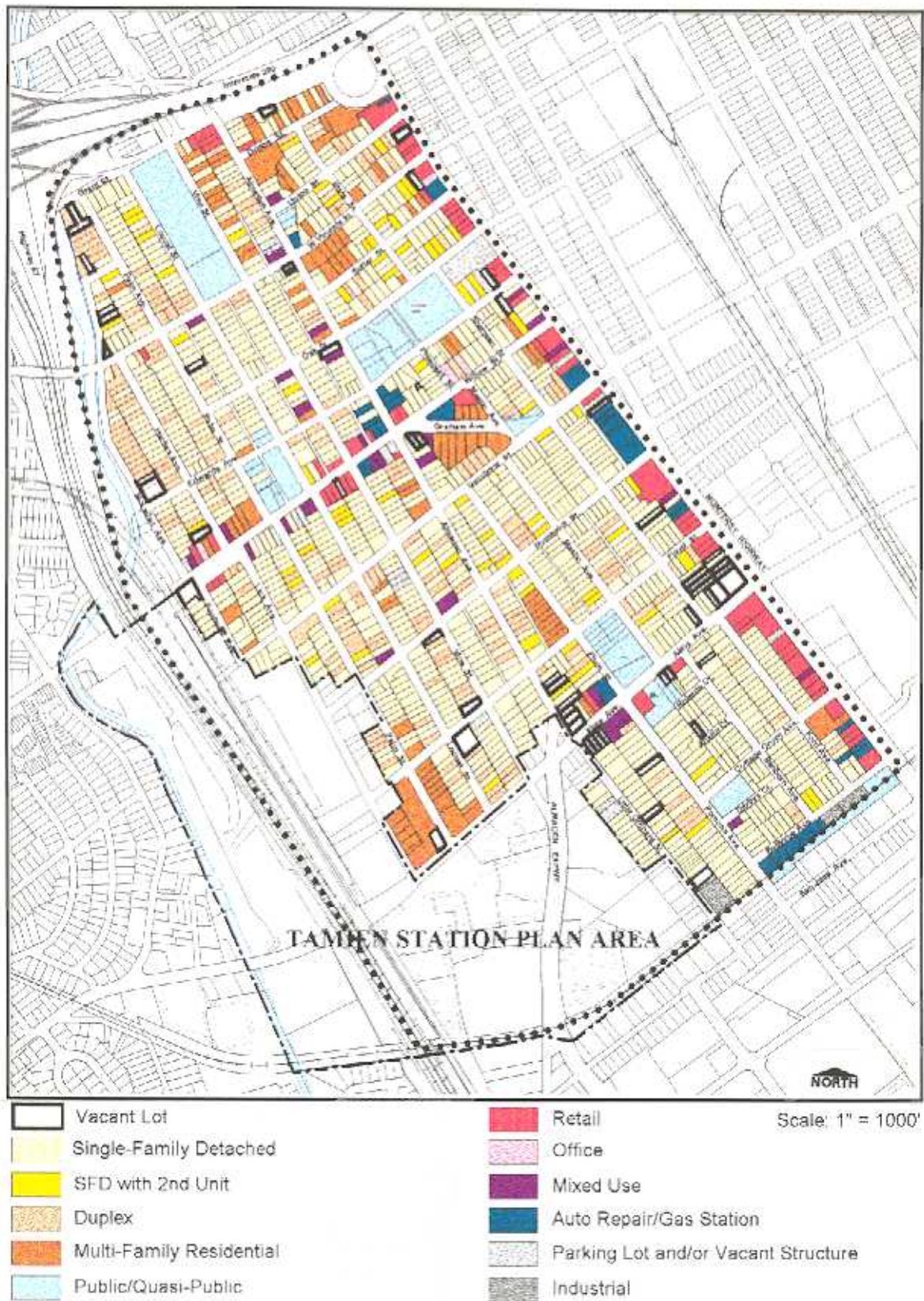
The 550-acre Washington revitalization area is bounded by Route 87 to the west, Interstate 280 to the north, South First Street/Monterey Road to the east, and the Southern Pacific Railroad tracks south of Bellevue Avenue to the south. The revitalization area is predominately a residential neighborhood with some businesses and various community facilities (Figure 3).

Washington is comprised of five distinct neighborhoods: Guadalupe-Washington, Tamien, Goodyear-Mastic, Alma-Almaden, and Cottage Grove. The overall area is primarily a single-family residential community, with a mix of multiple-family

housing types, including duplexes, fourplexes, apartments, and townhouses. Approximately 80% of residential properties in Washington are single-family units, 13% are duplexes, and 7% are multiple-family units. The residents consider the predominance of single-family homes to be a strong point of the Washington area.

The Willow Street Neighborhood Business District, which bisects Washington, contains a variety of neighborhood-serving businesses including small grocery stores and markets, restaurants, retail shops, automotive shops, beauty salons, and offices. Additional businesses are scattered throughout the area, including clusters on Almaden and Alma Avenues and several corner markets.

Figure 3 Washington Area Land Uses



Washington contains several public and private facilities that are focal points of the area and provide programs and services to the community (Figure 4). Washington Elementary School is the only educational facility within the revitalization area, and also functions as the primary recreational and gathering place for the Washington community. The Biblioteca Latinoamericana, San José's Spanish branch library currently located in the Center for Employment Training building, is a vital educational and cultural resource for the community. Washington also contains the landmark Sacred Heart Church, Sacred Heart Community Center, and Alma Senior and Youth Centers. These resources reflect the importance of family and cultural identity to the Washington community. Some of these organizations are currently constructing new centers in the area that will enable them to continue to serve the Washington community. Please refer to page 27 for descriptions of the services provided by these organizations.

HISTORICAL CONTEXT

The portion of Washington north of Alma Avenue was part of the original City of San José. During the early 1900's, this area was a thriving Italian immigrant community known as "Goosetown." The Cottage Grove and Alma-Almaden areas were gradually annexed to the City between 1930 and 1957.

Many of the homes and structures in Washington date back to the late 19th century. The area contains some recognized historic structures, including the former Woodrow Wilson Junior High School on Vine, and the Roma Bakery building on the corner of Grant and Almaden.

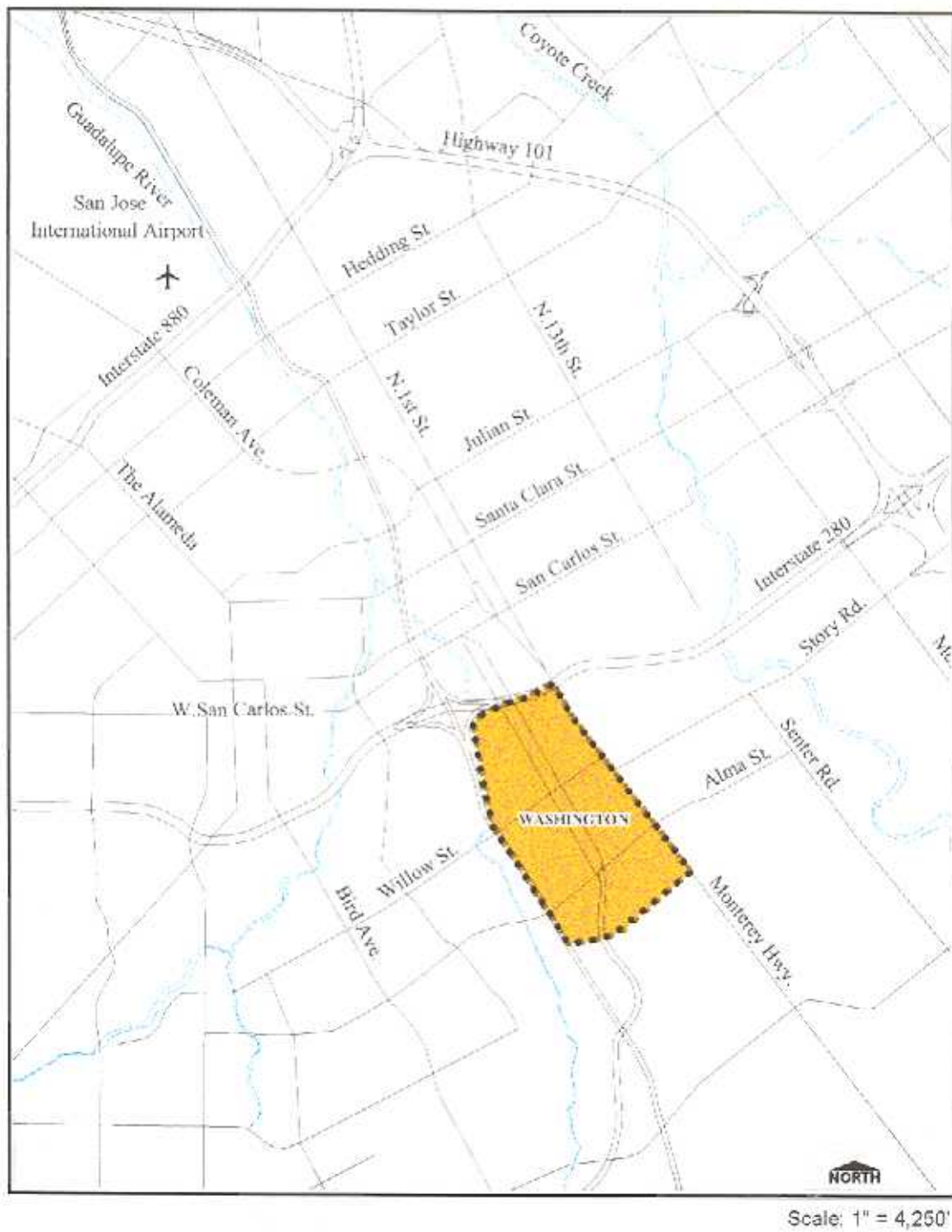
LOCATION AND SURROUNDING USES

The Washington area is located just south of downtown San José, in close proximity to features such as the San José Convention Center and Children's Discovery Museum (Figure 5). Interstate 280 separates Washington from the downtown area. South First Street, the eastern border of the revitalization area, is a commercial strip comprised of general retail and service shops, motels, fast food restaurants, automotive shops, bars, and liquor stores. In 1994, the Redevelopment Agency created the Monterey Corridor Redevelopment Area to offer façade improvement grants and other physical improvements in this Area.

The Guadalupe River borders Washington on its western edge. The river has overflowed during seasons of heavy rain, flooding the surrounding neighborhoods. Most recently, Washington experienced flooding in the 1997 and 1998 rainy seasons. The Santa Clara Valley Water District is planning a comprehensive flood control project for the Guadalupe River south of Interstate 280 that would largely eliminate future floods in Washington.

Industrial areas are located to the east and south of the revitalization area, including warehouse and distribution centers, equipment rental, etc. The area west of the Guadalupe River consists primarily of single-family homes.

Washington contains a portion of the Tamien Station Area Specific Plan area, which is generally bounded by Willow Street, Lick Avenue, Alma Avenue, Little Orchard Street, the Union Pacific railroad tracks, and the Guadalupe River. The central focus of the Specific Plan area is the

Figure 5 Location Within San José

Tamien Multi-Modal Station, an important transit hub containing light rail, heavy rail, bus, and freeway transportation facilities. The Specific Plan is a comprehensive, long range development plan that identifies opportunities for high density housing, parks, services (e.g., day care), and neighborhood-serving retail uses. The Specific Plan is intended to support transit use while increasing housing in the area. One 66 unit senior housing project is currently under construction. Two additional developments are expected to be under construction soon (including 147 affordable and 140 senior housing units on the Italian Gardens site).

TRANSPORTATION CHARACTERISTICS

Washington is highly accessible by both automobile and transit due to its proximity to downtown, and major freeways and transportation routes. Route 87 forms the western boundary of the study area, with access at Alma Avenue (via the northbound on and southbound off ramps on Lelong Avenue). Interstate 280 forms the northern boundary of the study area, with access points at Almaden Avenue and South First Street.

North-south traffic in the Washington area is served by South First Street and the one-way couplet of Almaden Avenue and Vine Street. Almaden and Vine are frequently used as alternative commuter routes when Route 87 is heavily congested, which can lead to higher volumes of traffic passing through the area during peak commute hours. The primary east-west routes through Washington are Willow Street and Alma Avenue. West Virginia Street also functions as a secondary east-west route.

The Tamien Multi-Modal Station is located on the western edge of Washington, at Alma and Lick Avenues, and contains access to light rail and CalTrain lines. A park and ride lot and day care center are also located at the Tamien Station to facilitate transit use by commuters. The Guadalupe Light Rail corridor runs along Route 87 with access at the Tamien Station and the Virginia Station at West Virginia Street.

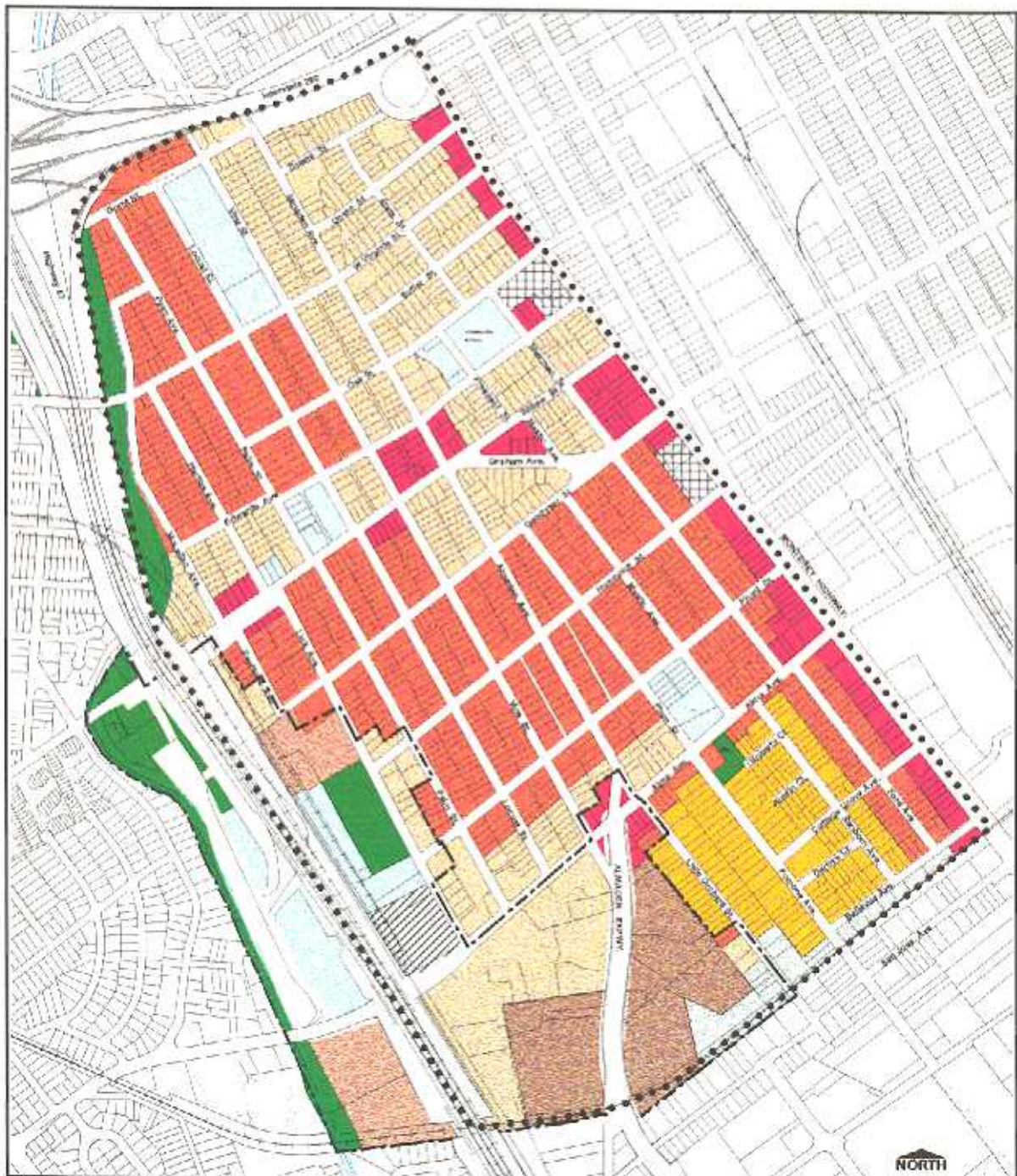
Two Santa Clara Valley Transportation Authority bus routes (lines 25 and 82) traverse the Washington area via Goodyear, Willow and Alma. Four additional bus lines (300, 300A, 66, and 68) run along South First Street.

GENERAL PLAN DESIGNATIONS

The Washington area contains a mix of General Plan land use designations, however, the majority of land is designated for residential use (Figure 6). The predominant residential designation is Medium Density Residential which allows 8 to 16 dwelling units per acre, including single-family and some duplex units. The Tamien and Goodyear-Mastic neighborhoods and the western half of the Guadalupe-Washington neighborhood are designated for this land use. The Cottage Grove neighborhood is designated Medium Low Density Residential (8 dwelling units per acre). This density is typified by single-family homes on 6,000 square foot lots. The eastern half of the Guadalupe-Washington neighborhood and a portion of the Alma-Almaden neighborhood are designated Medium High Density Residential (12 to 25 dwelling units per acre) to support duplexes and small apartment buildings.

In support of the transit and pedestrian oriented focus of the Tamien Specific Plan,

Figure 6 General Plan Designations



Scale: 1" = 1000'

- | | |
|---|------------------------|
| Medium Low Density Residential (8.0 DU/AC) | General Commercial |
| Medium Density Residential (8-16 DU/AC) | Public/Quasi-Public |
| Medium High Density Residential (12-25 DU/AC) | Light Industrial |
| High Density Residential (25-40 DU/AC) | Public Park/Open Space |
| Transit Corridor Residential (20+ DU/AC) | Mixed Use |
| Residential Support for the Core Area (25+ DU/AC) | |

the Specific Plan area includes two additional high density residential designations. The areas on both sides of Almaden Expressway are designated High Density Residential (25 to 40 dwelling units per acre). An area adjacent to the light rail line between Goodyear and Humboldt Streets is designated Transit Corridor Residential (20+ dwelling units per acre) to promote high density development in close proximity to transit.

The remaining portions of Washington are designated for commercial or industrial use, with the exception of several facilities designated Public/Quasi-Public (e.g., Washington Elementary School, Sacred Heart Church, Tamien Station, and Center for Employment Training building). The commercial strips along First Street and Willow Street and the northern juncture of Almaden Expressway are designated General Commercial. The southern side of Bellevue Avenue and the southern end of Little Orchard Street are designated Light Industrial. In addition, the Alma Youth and Senior Centers, the Guadalupe River corridor, and a vacant area adjacent to the Tamien station are designated Public Park/Open Space.

ZONING DISTRICTS

The Washington area is predominately zoned for residential use, with a mix of R-1, R-2 and R-3 Residential zoning districts (Figure 7). The residential zoning districts in Washington typically follow the General Plan designations described above. The Cottage Grove neighborhood is zoned R-1 Residential for single-family houses. Tamien, Goodyear-Mastic, and the western half of the Guadalupe-Washington neighborhood are zoned R-2 Residential, which allows for single-family and duplex units. The eastern half of Guadalupe-

Washington is zoned R-3 Residential, which allows single-family, duplex, and multiple-family units.

Willow Street, Almaden Avenue (between Grant and Willow Streets), and portions of South First Street are zoned C-2 Commercial consistent with the General Commercial General Plan designation. Portions of Alma Avenue are zoned C-1 Commercial to support neighborhood-serving commercial businesses. Portions of First Street, Bellevue Avenue, and the Tamien Station area are zoned M-1 for light manufacturing uses. The Washington area also includes several small Planned Development (PD) and C-3 Commercial zoning districts, primarily in the Alma-Almaden area.

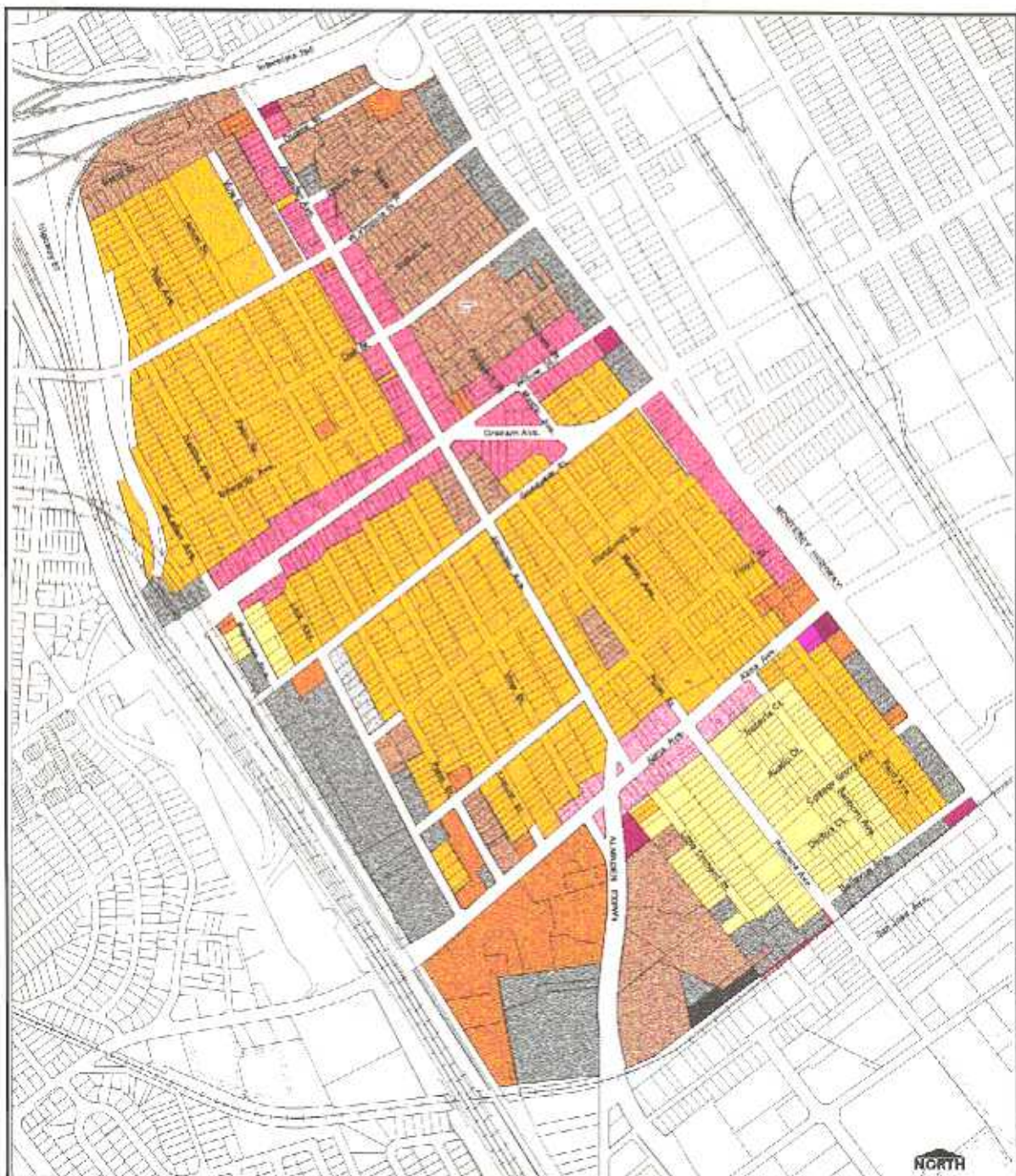
PROPERTY OWNERSHIP

The Washington area has a relatively low rate of homeownership, resulting in a high renter population. Based on the 1990 U.S. Census data, approximately 36% of the units in the entire Washington area are owner-occupied. The smaller Guadalupe-Washington neighborhood (bounded by Interstate 280, First Street, Willow Street, and Route 87) has a lower percentage of owner-occupied units, with only 29%. In comparison, the percentage of owner-occupied housing in the entire City of San José is 61%.

NEIGHBORHOOD ASSOCIATIONS

There are two active neighborhood associations in the Washington area. The Guadalupe-Washington Neighborhood Association (GWNA) was established in 1992, and encompasses the area bordered by Interstate 280, South First Street, Willow Street, and Route 87.

Figure 7 Zoning Districts



	R-1 (One-Family Residential)		M-1 (Light Manufacturing)	Scale: 1" = 1000'
	R-2 (Two-Family Residential)		M-4 (Heavy Manufacturing)	
	R-3 (Multi-Family Residential)		A(PD) Residential Planned Development	
	C-1 (Neighborhood Commercial)		C-1(PD) Commercial Planned Development	
	C-2 (General Commercial)		M-1(PD) Industrial Planned Development	
	C-3 (Regional Commercial)			

Note: This map is intended to show the major zoning districts in the area. Zoning for a given parcel cannot be determined solely by reference to this map.

The Tamien Neighborhood Association (formerly the Almaden-Vine Neighborhood Association) encompasses the area bordered by Willow Street, South First Street, Alma Avenue, and Route 87. It renamed itself after the construction of the Tamien Station in 1992, and has been active since the 1980's.

Both neighborhood associations meet monthly to discuss issues of importance to their respective neighborhoods and to organize neighborhood events. The associations work actively with other organizations in the community and assisted with fundraising efforts for the new Biblioteca/Youth Center and Sacred Heart Community Center projects. The associations also act as a liaison between the City and their neighborhoods on various issues. In addition, GWNA publishes a monthly newsletter to inform community members about important issues and upcoming events.

In 1993, representatives of various Washington community groups formed the Washington Area Community Coalition to unite the efforts of these organizations. Currently, the Coalition is comprised of the Guadalupe-Washington Neighborhood Association, Tamien Neighborhood Association, Washington School, Padres Club, Gardner Neighborhood Association, and Guadalupe-Washington Project Crackdown. All of these neighborhood organizations should participate in the implementation of this *Plan*.

DEMOGRAPHICS

The 1990 U.S. Census data provide information about the general demographic characteristics of the Washington area. Although some of these characteristics have probably changed since these data were

collected in 1990, the relative trends and proportions still provide a general overview of population and housing attributes of Washington compared with the overall City characteristics.

The Washington revitalization area is comprised of three Census Tracts that extend beyond the boundaries of the area (Figure 8). Each Census Tract is comprised of several Block Groups that more accurately match the boundaries of the revitalization area. The Guadalupe-Washington neighborhood contains Block Groups 2, 3, and 4 of Census Tract 5017. The Goodyear-Mastic and Tamien neighborhoods contain Block Groups 3 and 4 respectively of Census Tract 5031.01. The Cottage Grove-Pomona and Alma-Almaden neighborhoods are contained within Block Group 3 of Census Tract 5031.03. This Block Group extends beyond the boundaries of the revitalization area; the remaining portions of the Block Group are primarily non-residential.

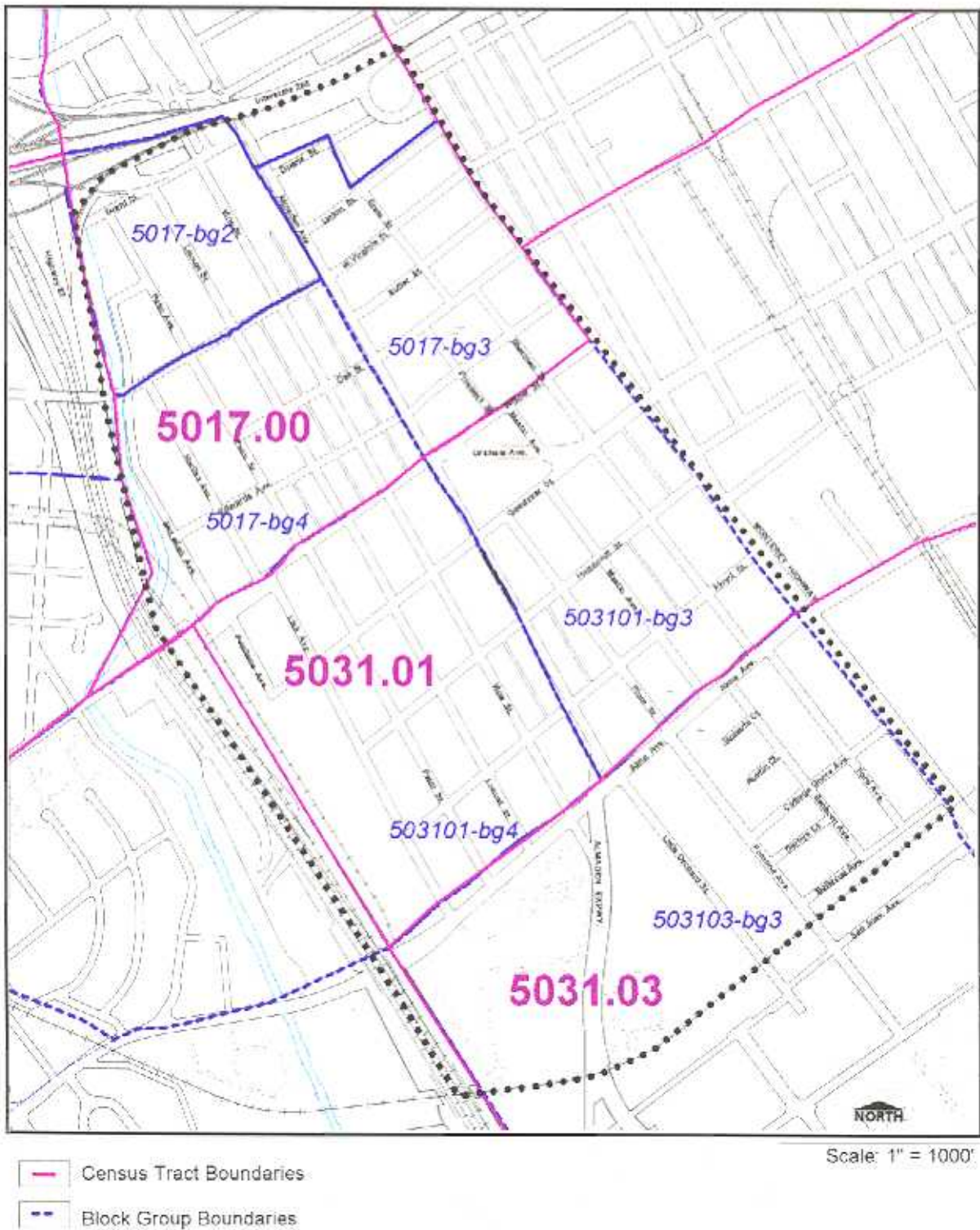
Population

In 1990, there were 10,136 people residing in the Block Groups covering the Washington area. The ethnic composition of Washington indicates that 74% of the population was Hispanic, 21% was White, 3% was Asian, 2% was Black, and less than 1% was Native American or another race.¹ The proportion of the Hispanic population was about three times that of the City of San José as a whole. The White population was about one-half that of the City as a whole, and the Asian population was about one-sixth that of the City as a whole.

Washington had a relatively large immigrant population. Approximately 45% of the residents in Washington were foreign born, compared to 27% of the City as a whole.

¹ Not of Hispanic origin.

Figure 8 Census Tract Boundaries



Spanish was the primary language spoken in 62% of the homes in Washington. English was the primary language spoken in 32% of homes. Various Indo-European languages (including Italian, Russian, and German) were spoken in 4% of homes, while Asian languages (including Chinese, Tagalog, and Vietnamese) were spoken in only 2% of homes. In comparison, English was the primary language spoken at home by 62% of people in San José as a whole, while 18% of the population spoke Spanish at home.

Households

The average number of persons per household in Washington was 3.63, compared to 3.08 for the City as a whole. Washington also had a higher percentage of households with five or more persons per household (29%), than the City as a whole (18%).

Age

The Washington revitalization area is home to many children. According to the 1990 Census data, 32% of the people living in Washington were under 20 years old. Of those under the age of 20, 40% were 5 years old or younger. For the remainder of the population living in the revitalization area, 13% were in the 20-24 age group, 25% were in the 25-34 age group, 23% were in the 35-64 age group, and 6% were over the age of 65.

Income

In 1989, the average per capita income in the Washington area was \$9,653, which was only 57% of the per capita income for the City as a whole (\$16,905).

Rents

Rents paid by residents in Washington, as well as the value of owner occupied housing, were lower in Washington than in San José. In 1990, the average median gross

rent in Washington was \$652, compared to \$744 for San José. The average median housing value in Washington was \$164,583, compared to \$275,000 for San José.

Single-Parent Households

Twenty-four percent of the households in the Washington revitalization area were headed by a single-parent, which was comparable to the City as a whole (20%). In both the City and the revitalization area, single mothers headed approximately three-quarters of single-parent households.

Education

The high school graduation rate in Washington was significantly lower than in San José. Only 18% of people 25 years and older graduated from high school, compared to 77% for San José. Another 18% attended high school through 12th grade, but did not receive a diploma. Only 15% of those 25 years and older attained a college degree or higher, compared to 34% for San José. Slightly less than half of the college degrees attained by Washington residents were associate degrees.

Employment

In 1990, approximately 35% of the employed persons 16 years and older worked in manufacturing and precision production as operators, fabricators, and laborers. Approximately 25% were employed in technical support occupations and 22% were employed in service industries such as sales, personal services, and retail. 14% worked in managerial or professional capacities, compared to 29% for San José.

HOUSING CONDITIONS

Washington consists primarily of single-family homes, with a mix of duplexes, fourplexes, apartments, and townhomes. A

field survey of the area revealed a range of conditions for the housing units. While many housing units are in very good or good condition, others are in fair condition. A small percentage of the units in Washington are in poor or severely deteriorated condition.

Many of the properties in fair condition could be enhanced through limited exterior improvements, including new paint, basic repairs to roofs and siding, and well maintained landscaping. Residential structures in deteriorated condition require more substantial repair and enhancement, and indicate the need for improved maintenance procedures to prevent further deterioration.

INFRASTRUCTURE CONDITIONS

Alleys

The Washington area has one of the highest concentrations of alleys in the City of San José, with eleven public alleys. The alleys are a source of continual problems for the community, including gang and drug activity, loitering, illegal dumping, and graffiti. In general, the alleys are in poor physical condition. The pavement is severely degraded, with numerous potholes and cracks. In addition, the alleys lack appropriate drainage systems.

With the exception of one alley, none of the alleys in Washington have public street lights. Few properties adjacent to the alleys have private lights that illuminate the alley. This contributes to the frequent use of the alleys for negative activities, including drug dealing, loitering, and dumping.

The private properties abutting the alleys are also in need of general improvements. Private driveways and parking areas off the alleys are often unpaved or in disrepair.

Also, many of the fences fronting the alleys are in poor condition as a result of frequent graffiti and/or general neglect.

Street Maintenance

In 1997, the Department of Streets and Traffic evaluated the conditions of the streets in the Washington area based on surface conditions, potholes or cracks, ride quality, and drainage. In addition, a subcommittee of the Advisory Group surveyed the streets in Washington and identified specific locations where street improvements are needed (e.g., pavement maintenance and sidewalk and curb repairs).

On average, the streets in the Washington revitalization area are in fair condition and require either a chip seal or a slurry seal treatment (depending on the type of street and the volume of traffic) as part of regular maintenance procedures. However, approximately 20% of all the streets surveyed are in poor to very poor conditions and require more extensive maintenance.

Several street segments in the Tamien neighborhood were treated with a chip seal in 1997. Additional streets throughout the area are scheduled for chip or slurry seal treatments in either 1999 or 2003. As a short term solution, Streets and Traffic repairs potholes reported by the community within 48 hours. While patching the potholes temporarily improves the street conditions, it is not a long term solution.

As part of the Biblioteca Latinoamericana and Washington Area Youth Center project, the Redevelopment Agency is committed to resurfacing the segments of Oak Street, Sherman Street, and Edwards Avenue adjacent to Washington School and the Biblioteca/Youth Center site. In addition, repairs will be made to the sidewalks, curbs, and gutters along these street segments.

Curbs, Gutters, and Sidewalks

The condition of the curbs, gutters, and sidewalks in Washington is variable. In some areas, tree roots have damaged sidewalks and curbs. Also, continual drainage problems have corroded the curbs and gutters in some locations. Damaged curbs and gutters impede the flow of water and trap debris in the gutter.

Property owners are responsible for maintaining the sidewalks, parking strips, curbs, and gutters adjacent to their properties. The Department of Streets and Traffic administers a sidewalk repair program that provides matching grants to property owners of owner-occupied single-family homes and duplexes. The grant pays one-third of the cost of the repairs, up to \$500 during a one-year period. If a property owner qualifies for the Financial Hardship Program, the grant pays two-thirds of the cost of the repairs, up to \$1,000 during a one-year period. Eligibility for the hardship program is based on household income level and the number of residents per household.

Approximately half of the corners in Washington lack handicap accessible curb cuts. This limits the ability of disabled and elderly residents to access the sidewalks.

Street Trees

Many street trees throughout Washington are in need of trimming to improve the safety and general appearance of streetscapes. Excessive foliage can block light emitted by street lights or become tangled in overhead utility lines. In addition, unkempt trees detract from the appearance of the area. Routine pruning is also necessary to maintain the health of the tree. Property owners are responsible for maintaining the street trees lining their property. A subcommittee of the Advisory Group surveyed the condition of the street

trees throughout Washington and identified approximately 60 trees that are in particular need of trimming. The remaining 1,200 street trees generally require structural pruning that could take place over a period of time. Structural pruning consists of raising the canopy of the tree for vehicle clearance, thinning the canopy to allow light and wind to pass through, and removing dead, damaged, and structurally unsound branches.

The subcommittee also identified several street segments and public areas that would benefit from additional street trees and median island landscaping. The Washington community has been actively pursuing opportunities to improve the appearance of these streetscapes. A local artist was awarded a grant for a public art and landscaping project on the median island at Alma and Almaden Avenues. Another community member applied for and received free street trees from Our City Forest. A group of community volunteers planted the trees on West Virginia Street between Palm and Locust Streets in the summer of 1998.

Drainage

Several areas within Washington suffer from reoccurring drainage problems. Standing water accumulates in gutters along several street segments, including Oak Street, Harliss Avenue, Bellevue Avenue, and Sanborn Avenue. In many instances, the problems are the result of naturally occurring soil subsidence. Problems in other areas may be the result of limited maintenance of drainage infrastructure and/or damaged curbs and gutters.

Street Lighting

Washington Advisory Group and community members expressed concern regarding the quality and amount of street

lighting in Washington. Several street segments have street lights only at the intersection, or have a limited number of street lights. In addition, only one of eleven alleys in Washington has street lights (Figure 9).

A subcommittee of the Advisory Group conducted a survey of Washington at night and identified several light deficient street segments that would benefit from additional street lights. In addition, the subcommittee found a large number of street lights with burned out bulbs, which indicates a need to increase community awareness of its responsibility for reporting burned out lights to the Department of Streets and Traffic. The burned out bulbs observed by the subcommittee were replaced once they were reported to Streets and Traffic. The subcommittee also noted that many houses do not turn on porch lights at night, which contributes to the deficiency of lighting in some areas.

In response to the Advisory Group's concerns, the Department of Public Works evaluated the street lighting needs in Washington in January 1998. The cost for comprehensive lighting improvements throughout the area is approximately \$2.5 million. This estimate reflects the need to install additional street lights in light deficient areas and to upgrade the wattage and infrastructure of existing street lights.

New street lights were recently installed in the Cottage Grove area (on Sanborn and Cottage Grove Avenues and Roberts, Austin, and Darby's Courts) and in an alley between West Humboldt Avenue and Floyd Street.

Street Sweeping

One of the issues of concern to the community is the effectiveness of the

current City street sweeping program. Residential streets in Washington are swept once a month. The primary travel routes through the area (e.g., South First Street, Alma Avenue, Almaden Avenue, and Vine Street) are swept twice a month. Willow Street, the primary commercial strip in Washington, is swept once a week.

Residents are encouraged to move their cars on sweeping days on a voluntary basis. The Department of Streets and Traffic mails a calendar of the sweeping schedule to each property owner once a year, but there are no signs posted to remind residents to move their cars and no penalties are incurred for parking on the street during sweeping hours. A high number of vehicles parked on the street during the sweeping hours preclude effective sweeping by blocking access to the gutter where debris and organic materials can accumulate.

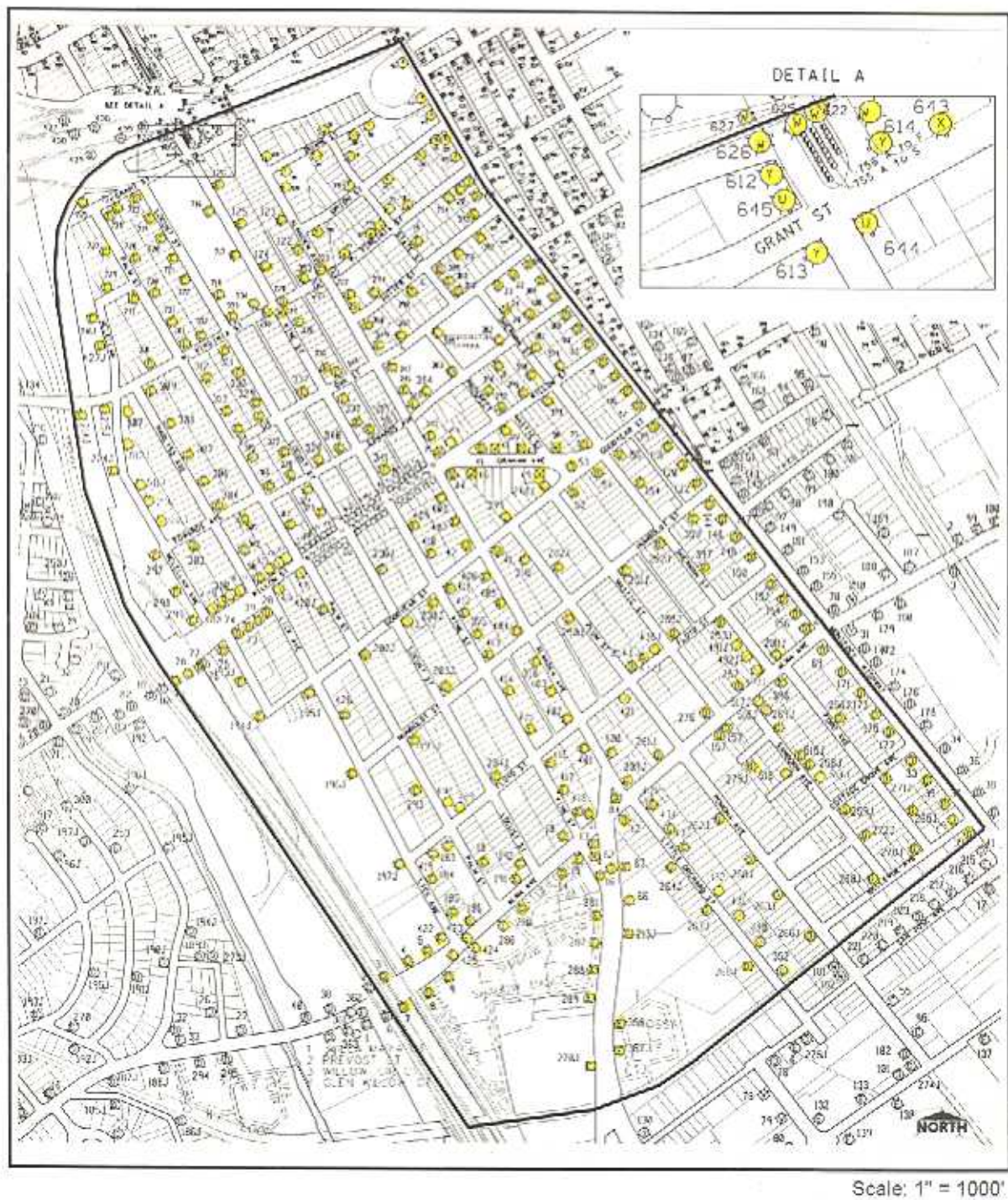
COMMUNITY APPEARANCE/BLIGHT

Many property owners and tenants take pride in the neighborhood and work to maintain the appearance of their properties as well as the larger community. However, individual cases of poor property maintenance detract from the quality of the neighborhood as a whole. Excessive garbage, illegal dumping, graffiti, and abandoned vehicles are common in Washington and degrade the general appearance of the area.

Litter

Litter and illegal dumping are a consistent problem in Washington especially in areas that are sheltered from constant observation, such as the alleys, the banks of the Guadalupe River, and the areas adjacent to Route 87 and Interstate 280. Large items, including furniture, appliances, and tires, are frequently dumped in these areas and on

Figure 9 Location of Existing Street Lights



vacant lots. General littering is also a common occurrence in areas of Washington.

Graffiti

Graffiti, or “tagging,” occurs throughout Washington, especially in alleys, on fences, and on commercial buildings. The City administers an Anti-Graffiti program that provides property owners and community members with materials to paint out graffiti, however, the painted out walls typically create a clean canvas for new graffiti. “Tagging” is usually associated with gang activity in the area.

Abandoned Vehicles

Abandoned or inoperable vehicles are often parked on streets, in alleys, or on front lawns. This detracts from the appearance of the area and exacerbates on-street parking problems. A similar problem is automotive repair work conducted in the public right-of-way. Ongoing work on private vehicles and illegal automotive repair businesses operating in the streets or on residential properties diminish the residential character of the community.

PARKS, RECREATION, AND OPEN SPACE

Washington is deficient in recreation areas and public open spaces. Despite its size, there are no parks within the boundaries of the revitalization area. The nearest park, Biebrach Park, is located approximately half a mile from Washington, at West Virginia Street and Delmas Avenue. The park includes play equipment, playing fields, and a swimming pool. Washington School serves as the primary recreational facility for the community by allowing public use of the basketball courts, turf field, and play equipment after school hours.

The Alma Youth Center provides indoor recreational opportunities and is pursuing funding for the enhancement of its outdoor recreation area. The Center also provides outdoor handball courts, however, the courts attract negative activities including gang activity, loitering, and drug and alcohol use.

CRIME

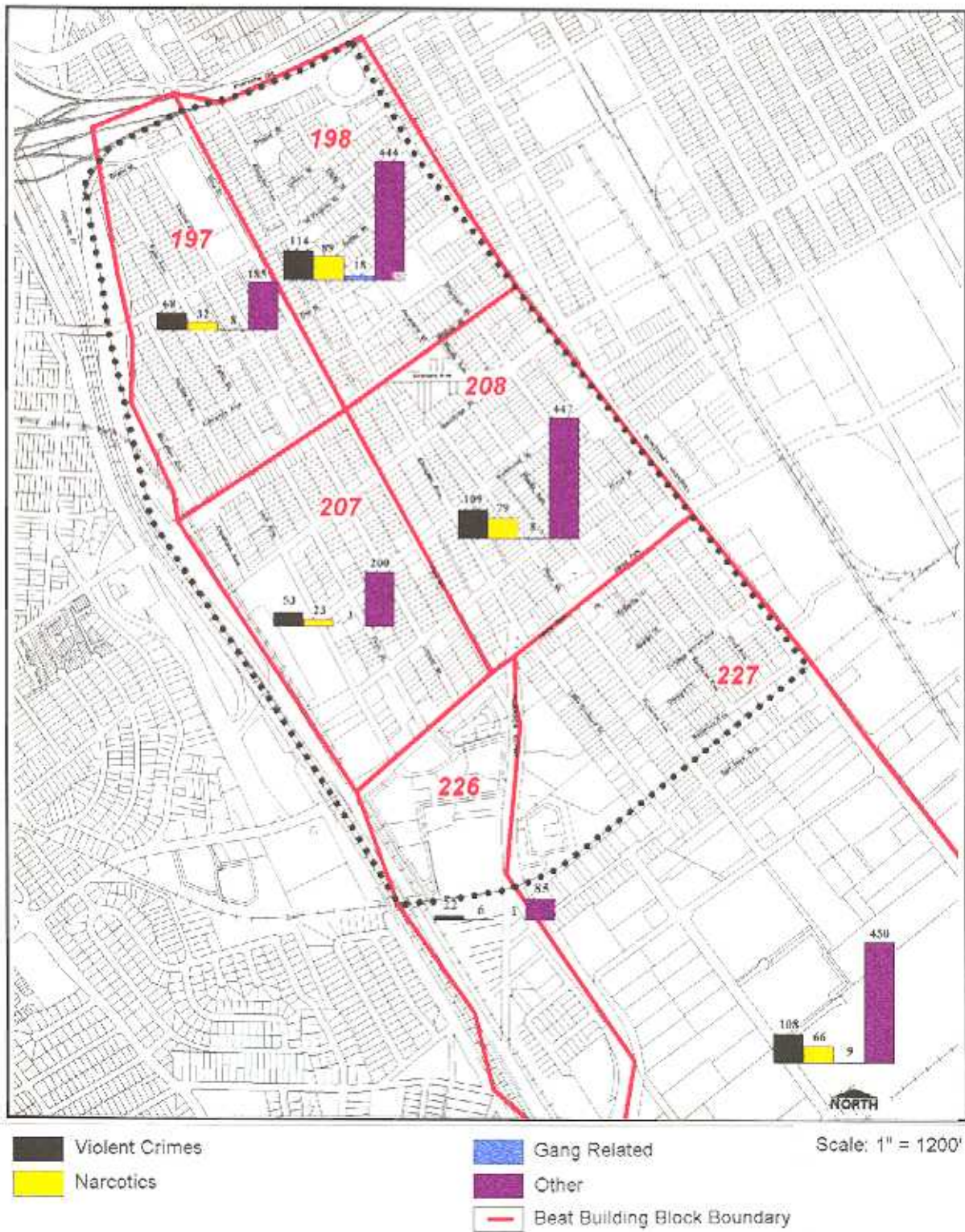
Crime, including gang and drug activity, has been a continual problem in the revitalization area. In 1997, 2,580 criminal incidents were reported in Washington. The most prevalent crimes include narcotics related offenses, assault, vandalism, theft, prostitution, and public drunkenness.

Washington is subdivided into six Beat Building Blocks (BBB), the geographic areas used to track criminal activity (Figure 10). The number of incidents in Washington is relatively high compared to the City as a whole. The median number of incidents for a BBB citywide is 212, while the median for the six BBB's in Washington is 455 incidents.

To combat the problem, the City's Project Crackdown program has been active in the Guadalupe-Washington neighborhood since the fall of 1997. The Project Crackdown program delivers aggressive crime prevention, community policing, graffiti abatement, and other services to targeted neighborhoods. The Police Department's community policing philosophy enables communication between residents and the officers that patrol their neighborhoods. This approach facilitates crime prevention and reduction efforts in Washington.

Gang activity is a particular concern to the Washington community. Rival gangs claim portions of the area as their “territory,” making children and residents cautious of

Figure 10 Beat Building Block Boundaries



entering other neighborhoods. The City recognizes the significance of the gang problem in Washington and has begun concentrated efforts to protect the community from this threat. As part of the Project Crackdown effort in Washington, Violent Crime Enforcement Team (VCET) officers have been assigned to the area to target gang activity. In August of 1998, the City took an innovative approach to the problem by filing a gang abatement injunction against known gang members in the Guadalupe-Washington neighborhood.

Narcotics and gang related incidents comprise a significant portion of the crimes committed in Washington (Table 1). Approximately 15% of all incidents reported in 1997 involved the use or sale of narcotics. Table 1 summarizes the number of narcotics related arrests and gang related incidents in each Beat Building Block in Washington and illustrates how each BBB ranks compared to the 347 total BBB's in the City of San Jose.

Table 1: Crime Statistics

BBB	Narcotics Related Arrests in 1997		Gang Related Incidents in 1997	
	Number	Rank	Number	Rank
197	41	74	8	17
198	116	10	18	5
207	27	115	3	52
208	104	17	8	17
226	7	234	1	104
227	87	28	9	13

TRAFFIC AND PEDESTRIAN SAFETY

Traffic and pedestrian safety is an important issue to the Washington community. There were 237 traffic accidents in Washington in 1997. It is important to note, however, that the frequency of accidents has steadily

declined over the past five years, down from 388 accidents in 1992. Accidents occur most frequently at major intersections along South First Street, Almaden Avenue, and Vine Street (Figure 11).

Speeding is a typical cause of accidents, with 14% of all accidents in the revitalization area between 1992 and 1997 resulting from speeding. Other typical causes include unsafe turns, improper lane changes, running red lights, and driving under the influence of alcohol or drugs. In addition, 7% of all accidents during this period involved a pedestrian or bicyclist. Injuries resulted from 29% of all accidents.

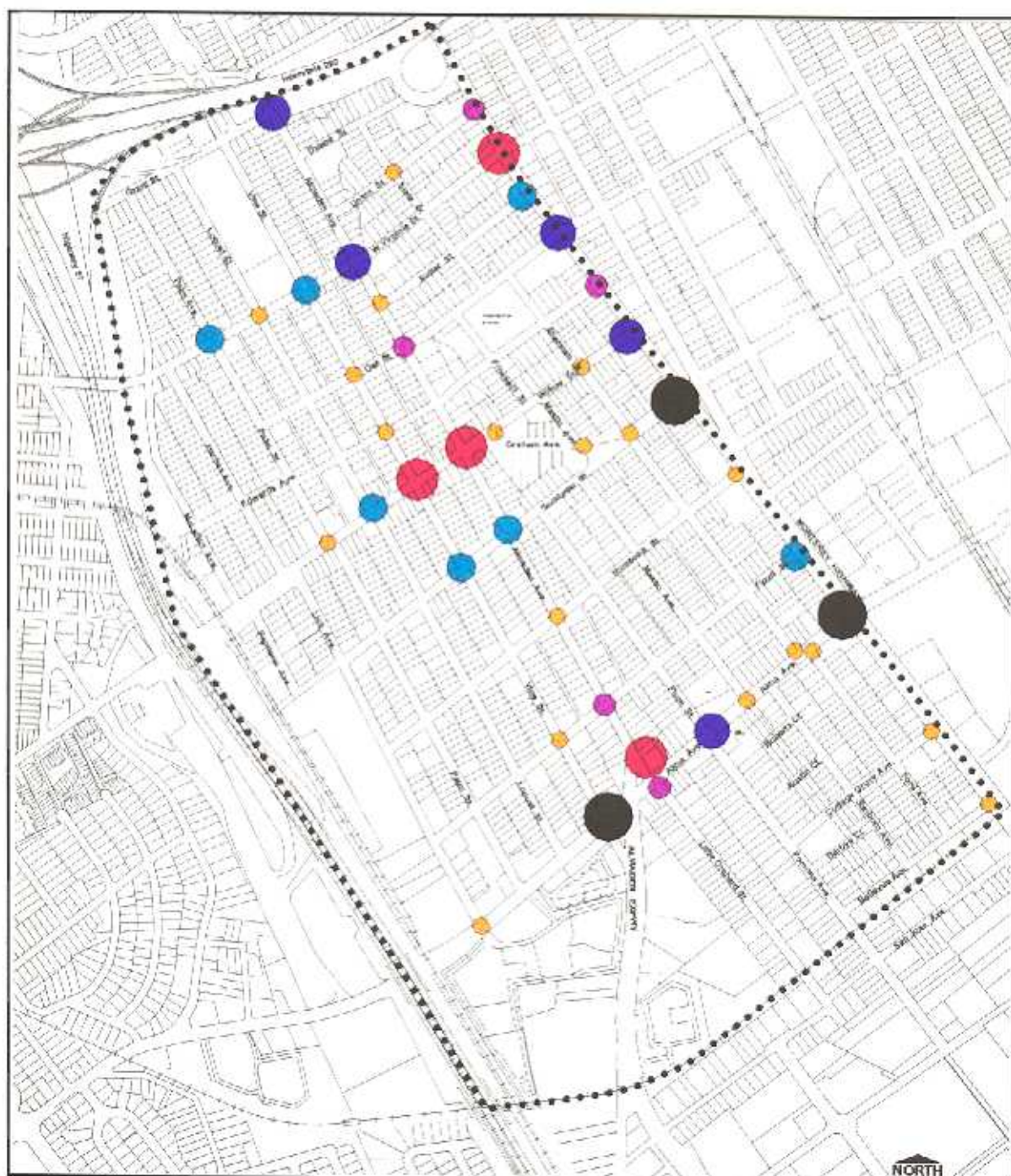
The combination of speeding vehicles and high volumes of traffic make it difficult for pedestrians, especially children, to travel safely through the area. The Washington Advisory Group and community expressed the need for additional traffic control measures (e.g., traffic signals, stop signs, and crosswalks) to increase the safety of pedestrians.

In June of 1998, a three way stop sign was installed at the intersection of State and Oak Streets to increase the safety of children traveling to Washington School.

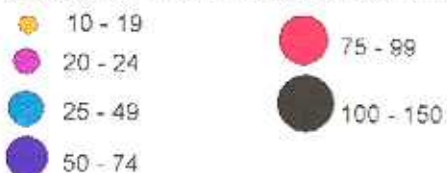
ON-STREET PARKING

The availability of on-street parking is limited because many residents own several vehicles that are often parked on the street. In some cases, private residences cannot provide enough on-site parking for all of the vehicles generated by the household, which contributes to the limited amount of on-street parking. Limited parking can result in conflicts between residents and impedes effective street sweeping services. The problem is further exasperated by the

Figure 11 Traffic Accidents in Washington



RANGES OF TRAFFIC ACCIDENTS PER INTERSECTIONS



Scale: 1" = 1000'

frequency of abandoned or inoperable vehicles parked in the public right-of-way.

Additional parking conflicts arise when automotive repair shops (such as on Bellevue Avenue) temporarily block access to private driveways and public right-of-ways by parking their customers' vehicles in the street. A similar situation arises in the vicinity of Washington School as parents drop off and pick up their children.

EXISTING PROGRAMS AND SERVICES

There are several public and private facilities in Washington that provide resources and support for the community.

Washington School

One of the focal points of the revitalization area is Washington Elementary School. It is the only educational facility located in the area. It also serves as the primary recreational facility for the community by allowing public use of the basketball courts, turf field, and play equipment after school hours. Its cafeteria and classrooms are also used for a variety of community meetings.

Biblioteca Latinoamericana

Washington is home to the Biblioteca Latinoamericana, San José's Spanish language branch library. The Biblioteca is an important educational and cultural resource to the Hispanic community in San José. A new Biblioteca is under construction on the southwest corner of South First and Oak Streets in conjunction with the new Washington Area Youth Center (see below). The new Biblioteca will be the largest branch in the San José Public Library System and will house one of the largest Spanish language collections in Northern California. The Biblioteca provides educational programs for the

community, including adult and preschool age residents, and is an important resource for community outreach efforts.

Washington Area Youth Center

A new youth center is currently under construction adjacent to Washington School. The new Washington Area Youth Center will help focus programs and services to young people in the area. The Center will offer recreational classes (i.e., dance, martial arts, strength training, and exercise) as well as educational programs and support groups for young mothers, parents, and youth.

Many of these programs and services are being offered at an interim Youth Center located at 630 South First Street. The Interim Center opened in June 1998 and will continue to operate until the Washington Area Youth Center is completed.

Alma Senior and Youth Centers

The Alma Youth Center provides recreational and educational programs for young people in Washington. In addition to basic recreational amenities, the Center functions as a Project PRIDE center to assist youth disassociate themselves from gang culture. The center offers various educational programs through the School Age Growth and Enrichment program.

The Alma Senior Center offers ongoing activities for senior citizens, including daily lunches, exercise and dance classes, Lotería (Spanish bingo), arts and crafts, and blood pressure checks. The center also organizes special events and trips for its members.

Sacred Heart Community Services

This non-profit organization provides critical services to residents throughout San José. It distributes food and clothing to families in need, provides assistance in

finding housing and employment, and offers educational and self-improvement programs. Sacred Heart also distributes lunches to the homeless. Sacred Heart is currently constructing a new center at the northwest corner of South First and Alma Streets that will enable it to continue to serve Washington and broader San José community.

Sacred Heart Church

The church is a focal point of the community both architecturally and socially. It is a primary gathering place for area residents for social events as well as religious services. The Church also provides various services to the community, including meals for the homeless.

Center for Employment Training

The Center for Employment Training (CET), located at 701 Vine Street, is a valuable resource to the residents of San José, as well as the Washington area. CET offers classes to build and enhance employment skills, including computer training. CET also teaches a variety of workshops for personal enrichment.

CET is housed in a facility that was originally constructed as a middle school. As such, in the past, their playfields were utilized by neighborhood residents as additional open space.

REVITALIZATION ISSUES AND PRIORITIES



Deteriorated and blighted alley in Washington

Beginning in October of 1997, meetings were held with area residents, property owners, and the Advisory Group to identify the issues and problems facing the Washington area. The intent of this process was to focus the recommendations of the *Washington Neighborhood Revitalization Plan* to the specific concerns of the community. At a community meeting in October of 1997, residents identified the top ten issues facing the community as housing, crime, alleys, alcohol-related issues, traffic control measures, lighting conditions, police services, airport noise, blight, and drainage (listed in order of importance).

At subsequent meetings, the Advisory Group further refined the list of issues identified by the community and ranked the

importance of each issue. Below is a summary of the issues raised by the Advisory Group and community, ranked in the order of importance established by the Advisory Group. This ranking guides the improvement items discussed in the *Revitalization Plan*. Detailed information about each of the following issues is provided in the preceding Existing Conditions chapter.

1. Housing

- a. Limited availability of low income housing
- b. Overcrowded housing
- c. Low rate of homeownership
- d. Lack of low interest loans and grants to improve housing conditions

2. Crime and Gang Activity

- a. Gang activity and drug dealing
- b. Specific locations attract crime and gang activity (especially near Washington School and bus stops)
- c. High rate of crime overall, including burglary, graffiti, and vandalism
- d. Slow 911 response time
- e. Loitering
- f. Pay phones attract problems (e.g., drug dealing and prostitution)

3. Traffic and Pedestrian Safety

- a. Speeding
- b. Need additional traffic control measures (i.e., traffic signals, stop signs)
- c. Vine and Almaden should be converted to two-way streets
- d. Pedestrian safety should be increased
- e. Frequent violation of traffic laws (e.g., speeding, incomplete stops, and passing school buses)

4. Street Lights

- a. Inadequate street lighting

5. Alcohol-Related Issues

- a. Bars and liquor stores attract negative activities (i.e., near Washington School)
- b. Some vendors sell alcohol to underage individuals
- c. Excessive number of alcohol-related advertisements in store windows

6. Parks and Recreation

- a. Lack of neighborhood parks, tot lots, or community gardens
- b. Lack of adequate outdoor recreational amenities at the Alma Youth Center

7. Blight

- a. Abandoned vehicles, illegal dumping, etc.

- b. Need more bin clean-up events
- c. Vacant lots are not maintained
- d. Garbage and illegal dumping is prevalent throughout the area (e.g., alleys, vacant lots, businesses, along river, and near highways)
- e. Buildings, especially residential structures, need basic repairs and enhancement
- f. Graffiti is a continual problem

8. Alleys

- a. Alleys attract crime and related activities (e.g., gang activity, drug dealing, loitering, dumping and littering, graffiti, and stray dogs)
- b. Alleys are in poor physical condition and lack appropriate lighting

9. Street Maintenance and Streetscape Appearance

- a. Street infrastructure requires maintenance and repairs (e.g., pavement, curbs, gutters, and sidewalks)
- b. Street sweeping services are ineffective
- c. Lack of attractive landscaping in the public right-of-way (e.g., median islands and park strips)
- d. Street trees should be trimmed and dead trees replaced
- e. Need accessible curb cuts for disabled and elderly residents

10. Drainage

- a. Recurring drainage problems in specific locations
- b. Existing drains need regular maintenance

11. Code Enforcement

- a. Need increased code enforcement (e.g., excessive signage, illegal housing units)

- b. Illegal businesses, such as auto repair in the streets, detract from the community

12. Parking

- a. Lack of adequate on-street parking
- b. Red curbs are faded
- c. Need stronger enforcement of parking restrictions and vehicle abatement

13. Community Organizing and Pride

- a. Lack of associations in some neighborhoods; there should be unity between the neighborhoods
- b. Need more community events
- c. Youth and all residents should have more pride in the community

14. Programs and Services

- a. Street sweeping and garbage programs are ineffective
- b. Need more medical programs and programs for families
- c. Need more positive activities for area youth

15. Washington School

- a. Play equipment and turf fields at Washington School need improvement
- b. Washington School lacks a safe pick-up/drop-off area

16. General Issues

- a. Airport noise disturbs the community
- b. Area needs larger grocery store

VISION FOR WASHINGTON'S REVITALIZATION



Children playing at Washington School

The wide range of complex issues confronting the Washington area requires a comprehensive strategy to guide the revitalization effort. This strategy stems from a vision for the future of the community that was developed through the participation of area residents, property owners, and other interested citizens at Advisory Group and community meetings. This vision reflects the strengths of the neighborhood, including a strong sense of family and community, that are the driving forces behind the success of the revitalization effort.

VISION STATEMENT

The Washington community envisions a neighborhood where residents are secure from the threat of crime, streets are safe and

attractive, residents have quality affordable housing, and there are safe places for the community to interact and children to play. The recommendations embodied in this *Plan* strive to fulfill this vision by building on the strengths of the neighborhood while eliminating the weaknesses that have begun to lead the community toward decline.

Given the nature of the problems in the Washington area, the revitalization effort requires time and dedication before the vision for the community will be fully realized. The intent of the vision defined in this chapter is to guide the long range efforts of the City and the community to revitalize the area. A clear and realistic vision serves to inspire the City and the community to continue their hard work and commitment to long term change.

GOALS AND OBJECTIVES

The Washington community developed a set of goals and objectives for achieving their vision of a safe, high quality neighborhood. The goals formulate the long term vision for the area while the objectives represent specific ways of achieving the associated goals. Each goal represents a desired facet of a revitalized Washington area. Taken together, all of the goals and objectives bring to life a cohesive vision for Washington's future. These goals and objectives will guide and inspire the long term revitalization of Washington.

1. The neighborhood is an enjoyable place to be.

- A. Preserve and build upon the strengths of the community (e.g., family orientation and stability of the community).
- B. Maintain and enhance programs and services available to the community.

2. Residents can walk, play, and socialize safely and comfortably in the community.

- A. Improve neighborhood safety by reducing crime in the area.
- B. Increase pedestrian and vehicular safety through traffic control measures.
- C. Increase the safety and appearance of the neighborhood's alleys either through closure or improvements

to the conditions and/or character of the alleys.

3. There are safe, attractive places for children to play and for the community to interact.

- A. Create safe, functional parks, open spaces, and recreational areas in the neighborhood.
- B. Value and enhance existing community facilities (e.g., Washington School, Sacred Heart Church, C.E.T., and the future Biblioteca and Youth Center).

4. High quality housing is affordable to low and very low income households.

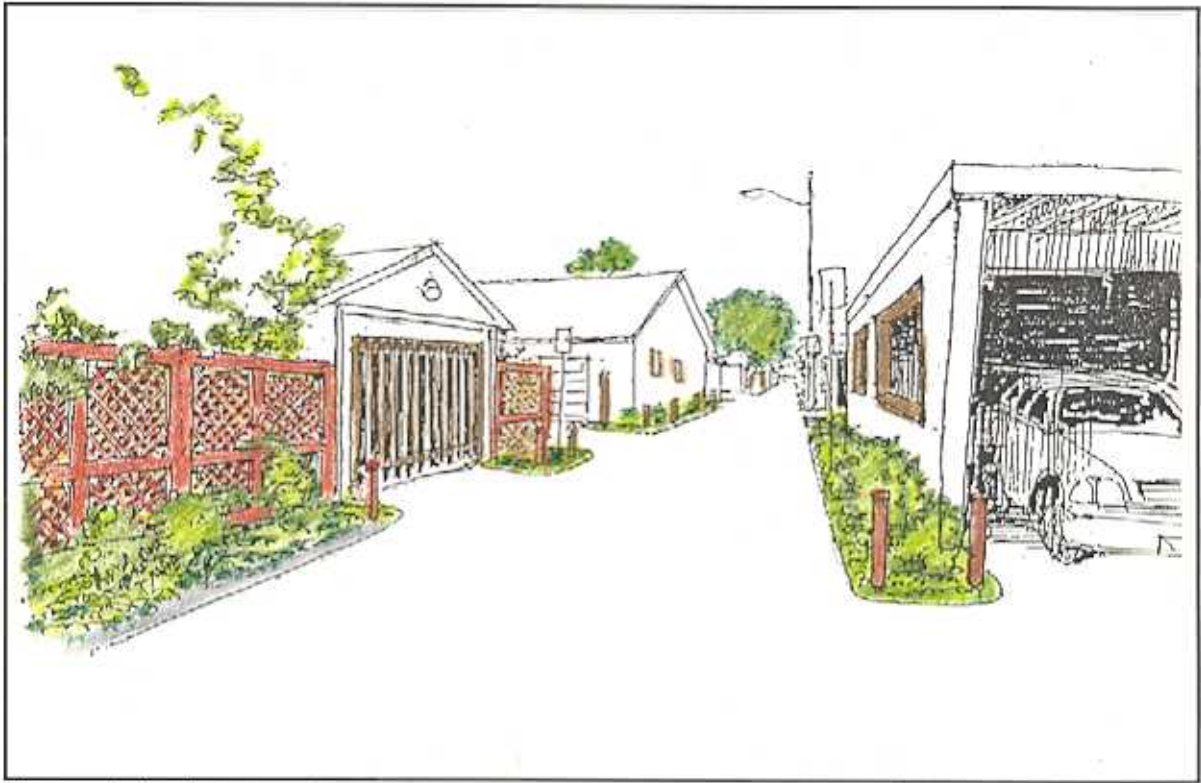
- A. Promote high quality housing that is affordable to low and very low income households, and that is available to existing residents.
- B. Work constructively and sensitively to relieve overcrowding and to provide alternatives to poor housing conditions.

5. Housing conditions are improved to a high standard and maintained over time.

- A. Improve the conditions of as many housing units as possible in the study area for the long term, without increasing rents.
- B. Provide tenants and landlords with the tools and information needed to improve living conditions.

- C. Provide a clean, safe environment through the enforcement of City codes, with community input and coordination.
- 6. The appearance of the neighborhood is enhanced with attractive buildings, appropriate landscaping, and street improvements.**
 - A. Improve the physical appearance of area properties through building rehabilitation, landscaping, possible architectural embellishments, and new development.
 - B. Improve the appearance of area streetscapes through landscaping and street improvements.
 - C. Primary streets should be “gateways” and sources of pride for the community (e.g., Willow, Vine, Almaden, and First).
 - D. Promote land uses that enhance the existing residential neighborhood character and support the business districts.
- 7. There is a healthy environment, free of pollution.**
 - A. Ensure healthy, safe living conditions.
- 8. Existing community organizations within the entire study area are enhanced and strengthened.**
 - A. Provide resources and assistance to existing organizations, and help establish new organizations.
- 9. The sense of community pride for residents is maintained and strengthened.**
 - A. Most importantly, strengthen the neighborhood’s sense of community pride through the collaboration of residents, property owners, and the City in the revitalization process.

IMPROVEMENT PLAN



Proposed alley improvements

This chapter contains improvement ideas designed to enhance the livability of the Washington area and to foster the existing strengths of the community. The improvement items identify specific ways to achieve the goals, objectives, and the larger vision of the *Washington Neighborhood Revitalization Plan*. These items address the issues raised by the Washington community and are listed in order of importance to the community. The process for implementing these items will be discussed in Chapter VI: Action Plan.

NEIGHBORHOOD CHARACTER

The Washington community identified several strengths of the area that contribute

to a cohesive neighborhood and make Washington a unique, special, and desirable place to live and work. The improvement items contained in this chapter are intended to preserve and enhance these strengths. Enhancing these features while eliminating negative elements is essential to Washington's revitalization. Washington's strengths include:

- Stability and family orientation
- Historic character of community
- Predominance of single-family housing
- Proximity to downtown and public transportation

- Existing programs and community facilities (including Washington School, Biblioteca/Youth Center, Sacred Heart Church, Sacred Heart Community Services, Alma Center, and Center for Employment Training)
- Small business climate
- Strong cultural identity

HOUSING

The availability of quality, affordable housing for all residents in the revitalization area would directly increase the quality of life in Washington. The development of new housing should be encouraged on available sites, while the quality of existing housing should be maintained and enhanced through general upkeep and implementation of recommended improvements.

New Housing Opportunities

Increasing the availability of housing in the revitalization area, especially affordable housing, is an important issue to the Washington community. The City does not directly build housing, therefore, its primary responsibility is to create a climate that fosters the development of housing, including housing affordable to the community.

The development of housing should be promoted on the vacant parcels in Washington that are appropriate for residential use. The limited number of available sites tend to be individual parcels suitable for single-family houses or duplexes. Affordable housing projects tend to be higher density and require lots larger than those available in Washington. “Sweat equity” approaches used by organizations such as Habitat for Humanity to build single-family houses are recommended as

one way to provide affordable housing on the small parcels. In addition, the City should review the existing zoning and General Plan designations on South First Street and evaluate potential changes that would create opportunities for the development of housing and other compatible land uses.

New housing developments should avoid adverse impacts to the existing community by meeting all applicable City standards for private open space and on-site parking. Future affordable housing projects constructed in Washington should be advertised in the revitalization area to promote these opportunities among existing residents. This could be achieved by requiring developers to notify the neighborhood associations when new housing projects are approved.

Private Property Improvements

The quality of existing housing should be maintained and enhanced by requiring property owners to meet City health and safety standards and by encouraging property owners to improve the appearance of their properties. The Housing Department should publicize its rehabilitation loan and paint grant programs among property owners in Washington. The rehabilitation program provides low interest loans to assist eligible property owners with the cost of repairs necessary to maintain a safe and healthy living environment. Paint grants are available through the Housing Department to assist eligible property owners to improve the appearance of their properties.

Property owners are also encouraged to elevate the visual appearance of their properties by making simple, low cost improvements. Minor improvements enhance the visual interest of the property

and contribute to the appearance of the larger neighborhood. Examples of improvements are: articulating or adding trim around doorways and windows, highlighting existing architectural features, adding or improving landscaping, replacing deteriorated fencing, or adding attractive new front yard fencing (see Appendix A for illustrated examples). Improvements to properties may require building and/or planning permits from the Department of Planning, Building and Code Enforcement. Additional recommendations for improvements to properties adjacent to an alley can be found under the Alleys section of this chapter.

Multiple-Family Housing

In addition to meeting City health and safety standards, owners of multiple-family residential properties are strongly encouraged to make simple, low cost improvements to their properties (Appendix A). Such improvements elevate the quality of living for tenants of the individual units, increase the value of the property, and enhance the visual appearance of the larger community. Prototypical recommendations are described below that can generally be applied to all multiple-family housing types. Many of the following techniques can also be applied to single-family homes. Simple improvements could include:

- Repairing and painting buildings with deteriorated surfaces and/or peeling paint; selected colors should take maximum advantage of architectural features
- Adding or embellishing trim bordering windows, doorways, and the roofline; installing window planter boxes

- Adding overhangs, awnings, or trellises over windows and/or doorways
- Adding or improving landscaped areas
- Using landscaping as separations between functional areas (e.g., between parking and open space, or between open space and walkways)
- Articulating existing features of the buildings to retain the historic character
- Adding individual landings by the door to each unit to create a sense of private space
- Clearly defining parking areas to separate them from residential areas
- Providing trash enclosures for large bins and recycling containers

For example, “courtyard” apartment buildings could be improved by reorienting staircases away from parking areas or driveways. This creates a partially enclosed area for tenants to socialize. The interior courtyard area could be enhanced through the addition of landscaping and landings in front of the doors of each unit. The safety of the tenants would be increased through the elimination of potential conflicts between tenants utilizing the staircase, and vehicles entering or exiting the parking area.

Community Workshops

The City, through Project Crackdown, should sponsor and host a series of workshops intended to provide Washington area residents and property owners information about opportunities for improving their properties and the overall community. Specific examples are discussed below, however, the community should explore additional workshops to meet

the needs of area residents. Information should be provided in both Spanish and English.

Property Management Seminar: Workshops should be conducted to provide property managers and owners with the skills necessary to maintain high quality living units. The workshops should provide information on basic management techniques, such as screening tenants, writing formal rental contracts, and enforcing house rules. These techniques can contribute to developing a stable tenant base in the area. The workshops should also address routine techniques necessary to properly maintain the quality of rental units. The John Stewart Company has already hosted one workshop for Washington area property managers and a separate workshop for tenants. A follow-up series of workshops should be held to provide more detailed and targeted information.

Tenant Seminar: A similar series of additional workshops should be conducted to inform Washington area tenants about their responsibilities as renters. These workshops should provide information on what tenants should expect from their landlords and ways that tenants can contribute to the quality of their rental unit and the community. Tenants should be encouraged to contribute to the routine upkeep of their rental unit, including reporting needed repairs to the landlord, maintaining landscaping, and keeping yards free of debris.

The tenant and landlord workshops should clarify the roles and responsibilities of each party to create a safe environment for tenants to report problems and receive prompt response. Information about legal services for tenants offered through various

non-profit organizations could also be provided at these seminars.

Housing Rehabilitation Applications: The City has sponsored two workshops to assist Washington area property owners complete and submit applications for Housing rehabilitation loans and paint grants. Additional workshops should be offered to increase the number of property owners participating in these programs. Assistance should be provided in both Spanish and English.

General Outreach and Education: Information and general outreach on various City services and programs could be combined with information provided at these and other workshops. For example, this would be a good forum for discussing code enforcement programs, sidewalk grant programs, low flush toilet rebate programs, etc. This improvement item is discussed further under the Community Organizing and Pride section of this chapter.

Homeownership

Increasing homeownership is an important goal to the Washington community. It would help create a sense of ownership of the neighborhood by the community and contribute to its long term stability. At this time, however, the City does not have programs available to assist low or very low income families purchase a home. Some private financial institutions offer first time homebuyer programs to lower income households. The City should open lines of communication between these institutions and the Washington community. The development of affordable housing on vacant sites in the revitalization area should be encouraged as one way to increase homeownership.

CRIME AND ASSOCIATED NEGATIVE ACTIVITY

The high rate of crime in the revitalization area severely detracts from the standard of living in Washington by denying residents a sense of security in their homes and in the community. Reversing the current crime trends through strong police presence, community policing efforts, and increased community awareness is a fundamental element of this *Revitalization Plan*. Active participation of community members is essential for the success of the following items.

Crime

Police presence should be increased in Washington through Project Crackdown until the high crime rate has been significantly reduced. Violent Crime Enforcement Team (VCET) officers should remain assigned to Washington to elevate the presence of officers trained to address gang and drug activities that degrade the level of safety for the entire community.

An increase in the number of VCET and beat officers dedicated to Washington would enable the Police Department to target specific problem locations while maintaining a presence necessary to reduce general crime. Specific problem locations identified by the community have been reported to the Police Department and officers should continue to concentrate efforts in those areas. Specifically, police presence should be increased in the vicinity of Washington School to ensure the safety of Washington area children.

A combination of heightened police presence and community awareness is also necessary to reduce the occurrence of vandalism, burglaries, and graffiti. The community should work with the Police

Department to address entrenched problems by informing the police about problem locations and reporting suspicious activities or crimes in progress. The Police Department's community policing philosophy facilitates this communication between the community and police.

Loitering

Increased community awareness of crime prevention methods taught through the Neighborhood Watch program (discussed below) will assist police officers respond to suspicious individuals loitering in the area. Specific problem loitering locations identified by the community have been reported to the Police Department and officers should continue to target those areas. In addition, the community should continue to assist the police by reporting suspicious individuals or additional problem locations.

Many cases of loitering involve youth. The Interim Youth Center and the opening of the new Washington Area Youth Center will provide various programs and recreational activities for these individuals.

311

Continued effort should be taken to increase community awareness of the City's new 311 non-emergency line. Use of the 311 service to report non-emergency situations improves the response time of police and emergency services to genuine emergencies reported to 911.

Pay Phones

Pay phones in the area are frequently used as contact points between drug dealers and their customers. Pay phones should be removed from public property or they should be set up to make out-going calls only. The City's Code Enforcement and other staff should continue their efforts on

this issue. In addition, the City should assist the community work with property owners to remove problem pay phones from private property, since the City cannot require the removal of these phones.

Existing Programs

Existing crime prevention and reduction programs, such as those discussed below, should be focused and expanded in the Washington area.

Neighborhood Watch: The Neighborhood Watch program, coordinated by the San José Police Department's Crime Prevention Unit, provides an opportunity for community residents to learn how to discourage, deter, and prevent crimes that are prevalent in residential areas, such as burglary, auto theft, and graffiti. Issues such as drug dealing and gang activity are also addressed. This program brings the community together with the police to achieve the common goal of preventing crime. The Washington Project Crackdown staff is coordinating Neighborhood Watch meetings in the area. This effort should be continued and expanded as a way to promote community responsibility for reporting suspicious activity and to increase the level of safety in the area.

Gang Intervention Programs: City programs for reducing gang activity should be targeted to at-risk youth in the Washington area. Programs such as the Right Connection and Project PRIDE assist youth dissociate themselves from gang culture and reduce the recruitment of youth into gangs. The new Washington Area Youth Center and existing Alma Youth Center will help discourage negative behavior by making these programs and other positive activities available to young people in the surrounding area.

Anti-Graffiti Program: The community should be educated on ways to prevent graffiti by reporting suspicious activities or crimes in progress to the police. This could be achieved through participation in the Neighborhood Watch Program. In addition, outreach about the City's Anti-Graffiti program should be increased to encourage community participation. The program removes graffiti from structures, trains residents to report graffiti in progress to the police, and coordinates educational programs for school children.

TRAFFIC AND PEDESTRIAN SAFETY

Residents should feel safe walking though the neighborhood and crossing neighborhood streets. This *Plan* identifies a combination of traffic control measures and traffic enforcement to increase the level of pedestrian and vehicular safety in Washington.

Traffic Control Measures

Traffic Signals: Funding should be secured to install a traffic signal at the intersection of South First and Oak Streets. The new Biblioteca Latinoamericana and Washington Area Youth Center project is currently under construction on the southwest corner of this intersection. The intersection currently meets one City Council criterion for signalization, however, it is not eligible for the use of City General Funds. The Department of Streets and Traffic and the community recognize that a signal would increase the safety of the high volume of pedestrian and vehicular traffic expected in conjunction with this project.

A traffic signal should also be installed at the intersection of Alma Avenue and Plum/Pomona Streets. The intersection is heavily used by children and elderly

residents going to the Alma Senior and Youth Centers. The Department of Motor Vehicles, located on the north side of Alma Avenue, also generates a high volume of traffic. The intersection meets one City Council criterion for signalization, however, it is not eligible for the use of City General Funds. The Department of Streets and Traffic and the community believe that a signal would increase the safety of pedestrians traveling in this area.

The Advisory Group identified five additional intersections for potential traffic signals: Goodyear and Vine, Goodyear and Sherman/Graham, Oak and Vine, Almaden and Oak, and Alma and Ford. The Department of Streets and Traffic studied each of these intersections in April of 1998 and determined that none meet the City's criterion for signalization. Intersections in the revitalization area should be evaluated periodically to determine if additional traffic control measures are warranted, such as traffic signals, stop signs, or crosswalks.

Stop Signs: The Advisory Group recommended the installation of a three-way stop sign at the intersection of Oak and State Streets to increase the safety of children traveling to Washington School. The Department of Streets and Traffic determined that the intersection did qualify for a three-way stop and installed the signs in June 1998.

Traffic Enforcement

Stronger enforcement of traffic violations is necessary to increase the safety of pedestrian and vehicular traffic in the area. The Police Department should strengthen its enforcement of speed limits and other traffic laws throughout the revitalization area by increasing patrols of the Traffic Enforcement Unit. The City's radar equipment should be used periodically to

remind the community and its visitors that speeding is not acceptable. The community was specifically concerned about speeding in the vicinity of Washington School and on Vine, Almaden, Willow, Sherman, Locust, and Palm. Additional traffic violations, such as making incomplete stops at stop signs, should also be curtailed through increased enforcement.

Additional traffic enforcement is needed in the vicinity of Washington School.

Specifically, citations should be issued to drivers who pass school buses while the red lights are flashing, or who disregard the directions of crossing guards assisting children walking to and from school. Increased police presence in the community may encourage compliance with these regulations.

Pedestrian and Vehicular Safety

The City should periodically evaluate the need for additional traffic control measures throughout Washington, particularly where pedestrian safety is in question. Changing traffic patterns and/or volumes may result in new intersections qualifying for traffic signals or stop signs, or require the installation of additional crosswalks or signage to ensure the safety of pedestrians and vehicles. The City should consider the installation of traffic calming devices (e.g., speed humps, chokers, or roundabouts) to reduce speeding and increase pedestrian safety.

Conversion of Vine and Almaden

The conversion of Vine Street and Almaden Avenue to two-way streets may increase pedestrian safety, facilitate neighborhood travel, and increase the cohesion of the neighborhood. Vine and Almaden were originally converted to one-way streets to serve commuter traffic to and from the downtown area. The construction of Route

87 in 1992 created an alternate route for this traffic and has reduced the volume of commuter traffic traveling on Vine and Almaden. A traffic study should be conducted to consider the conversion of these streets.

LIGHTING CONDITIONS

Improving lighting conditions throughout the revitalization area would provide more security for the Washington community by eliminating dark areas conducive to crime and increasing pedestrian and vehicular safety.

Street Lighting

Forty new street lights should be installed in several areas in Washington. The Advisory Group identified specific street segments throughout the revitalization area that would benefit from the addition of new street lights or upgrades to existing street lights.

Upgrades could consist of increasing wattage or adequately spacing poles to maximize lighting. Selective tree trimming could also improve lighting conditions by removing branches which are interfering with the full brightness of the light fixtures. The community should also become aware of the need to report burned out or damaged street lights to the City.

Property Lighting

Residents can contribute to the improvement of community lighting conditions by increasing lighting on their properties. For example, residents should be encouraged to leave porch lights on at night and to install additional lights on garages, carports, and/or in alleys. Sensor lights activated by motion are one alternative for residents to consider.

Opportunities should be pursued for increasing lighting at Washington School,

primarily around the basketball courts and turf fields. This would increase the safety of residents utilizing the facilities at night and improve the surveillance of the property by area residents and police.

ALCOHOL RELATED ISSUES

The community has expressed concern regarding the high level of negative activity associated with bars and liquor stores in the revitalization area. General problems reported in conjunction with area bars and liquor stores include violent crimes, prostitution, and public drinking.

Alcohol Related Incidents

The presence of police officers should be increased in critical locations to curtail negative activities associated with bars and liquor stores, especially in the vicinity of Washington School. Specific problem locations have been reported to the police, and officers should continue to target those locations. The community should work cooperatively with the police by reporting additional problem locations.

The City should also explore potential legal mechanisms for resolving these problems, including working with the State Department of Alcohol Beverage Control to determine if Washington is an alcohol impacted area, which would impose limits on the issuance of new liquor licenses.

Sale of Alcohol to Underage Individuals

The Police Department periodically conducts “stings” on liquor stores throughout the City to catch vendors selling alcohol to individuals under the age of 21. In 1998, two Washington area liquor stores were cited for violating this law. The Police Department should continue to monitor this situation and organize additional stings if the

issue continues to be a problem. Communication with community residents should be encouraged to monitor the situation and identify problem locations.

Excessive Signage

While the City cannot regulate the content of advertising, the Code Enforcement Division has begun an effort to enforce City codes restricting the percentage of store windows that can be covered by advertisements. Code Enforcement officers are issuing letters informing business owners of City codes pertaining to signage and following up with a site visit. Citations will be pursued for businesses still in violation of these codes. This effort is intended to improve the appearance of the neighborhood and increase the surveillance of stores by the police and area residents. The effort will also indirectly reduce the number of alcohol related advertisements.

PARKS AND RECREATION

The Washington area is deficient in neighborhood-serving park land. One or more parcels of land should be acquired for the development of neighborhood parks, tot lots, or community gardens to alleviate the demand for parks and recreation opportunities in the area. A neighborhood park would provide an area for social interaction among community residents and create a site for future community events. The design of recreation amenities within proposed park lands would be subject to a separate park planning process and community involvement.

The Advisory Group and City staff identified several potential locations for neighborhood parks, tot lots, or community gardens on vacant lots throughout the revitalization area (Figure 12). Several of

these locations are small, privately owned lots. Priorities for acquisition should be set according to the attributes of each site, including size and location. Additional opportunities have been identified on vacant or underutilized land owned by various agencies, including the City and the Santa Clara Valley Water District. The City should coordinate with these agencies to create public recreation areas. In addition, the City should maximize opportunities for public use of existing facilities, such as the Washington Elementary School.

Effort should be made to disperse recreational amenities throughout Washington to provide opportunities for residents in all neighborhoods of the revitalization area. Currently, there is strong potential for providing one or more sites in the Alma-Almaden area. Improvements to Washington School facilities and enhancement of the Sherman Street closure (described below) would increase recreation opportunities in the Guadalupe-Washington neighborhood. Additional opportunities should be pursued throughout the revitalization area.

Depending on the size of the parcel or parcels acquired by the City, the park(s) could provide play equipment, benches, a small lawn, picnic tables, and/or barbecue pits. Supporting elements such as trash receptacles, drinking fountains, and bicycle racks could also be provided. Size, configuration, and interface with adjacent uses are key factors in determining the type of recreation activity areas within a park site. Larger parcels with efficient configurations and interfaces with compatible adjacent land uses may accommodate a broader range of recreation amenities.

The final design of a park or tot lot would be subject to a public park master planning process. The design of the park should create a pleasant environment where children can safely play and residents can interact. Careful consideration should be given to the placement and type of equipment and landscaping. For example, large shrubs or berms that shield portions of the site from the street should be avoided to inhibit crime and associated negative activity. Landscaping should consist of groundcover, very low shrubs, and large trees with no branches lower than eight or nine feet. Security lighting should be provided to discourage crime.

The City should work with the community to develop creative approaches for discouraging graffiti and vandalism, such as decorating the walls and other amenities with cultural murals. Signs establishing park hours and rules, such as a prohibition on drug and alcohol use, should be posted at park entrances.

The design of the park or tot lot should involve the participation of property owners and residents who would be served by the facility. Local children should also be involved in the design process, as well as the installation of improvements, to increase a sense of ownership of the park. The needs of disabled and elderly residents should be considered during the design phase. Once the park is open to the public, the community should be encouraged to participate in the Adopt-A-Park program to assist with long term maintenance and increase community pride in the facility.

Guadalupe River South Flood Control Project

The City should pursue the acquisition of remnant parcels that are suitable for public park, recreation, and open space purposes

after the implementation of the Santa Clara Valley Water District's flood control project on the Guadalupe River, south of Interstate 280. Suitable parcels should be used for a neighborhood park, tot lot, or public open space. In addition, the City and the Water District should explore the potential for allowing public use of "Urban Forest" mitigation areas.

The City is working to develop a pedestrian and bicycle trail in conjunction with the proposed flood control project. The trail would generally follow the course of the proposed bypass channel and would promote bicycle and pedestrian use for recreation and commuting purposes by connecting to various regional trails to the north and south. The City should explore the potential for developing a small park or open space area adjacent to the trail where it passes under the Union Pacific railroad tracks (parallel to Willow Street).

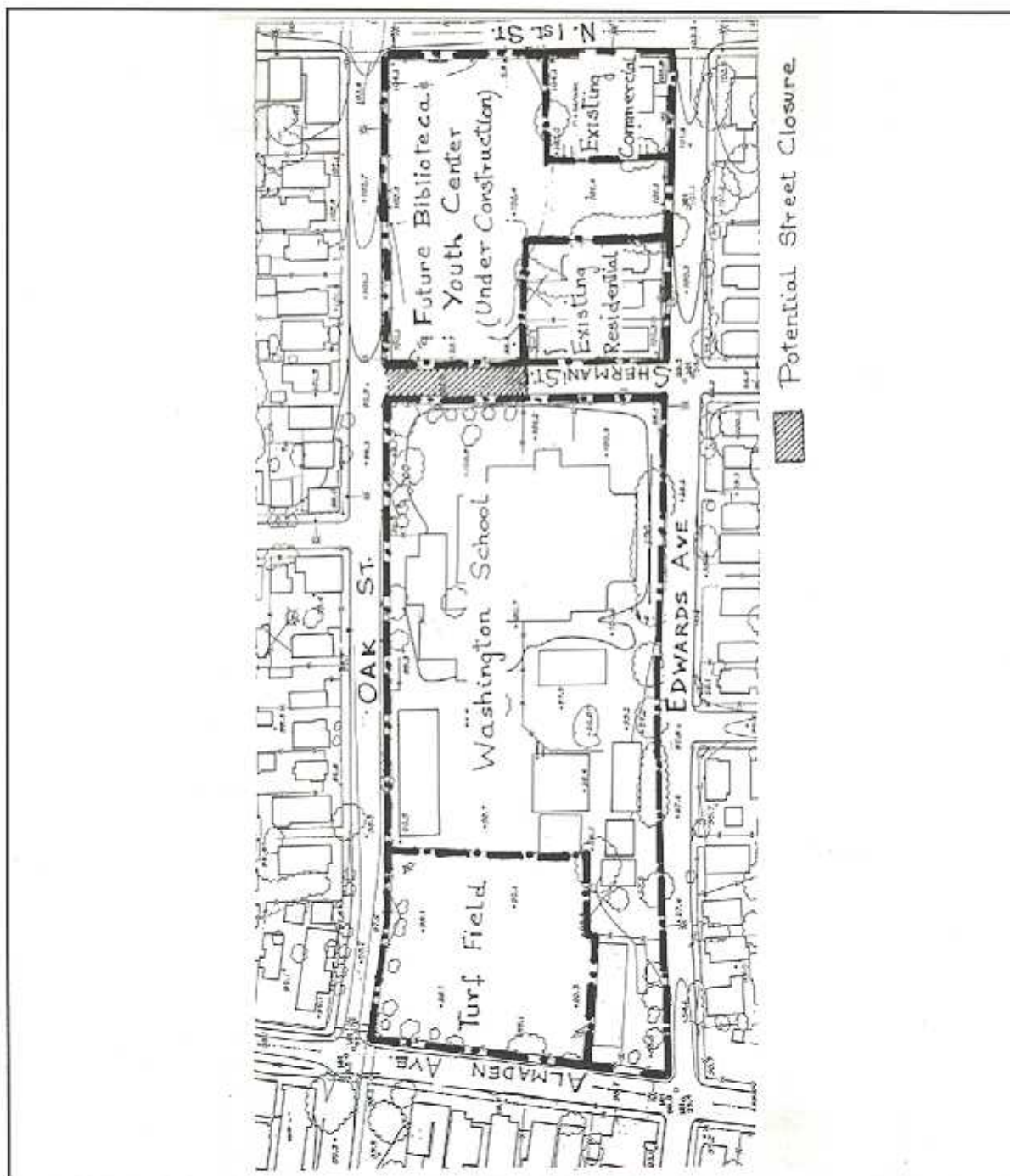
Sherman Street Closure

The revitalization area will benefit from the construction of the Washington Area Youth Center. The northern half of Sherman Street between Oak Street and Edwards Avenue will be closed as part of that project to create a connection between the Youth Center and Washington Elementary School (Figure 13). The closure should assist safe travel between the facilities and create an opportunity for public open space. The Advisory Group considered potential uses for the vacated segment of the street. The preferred uses were the addition of play equipment, landscaping, and/or a picnic area for casual gatherings. The community should participate in the site design process.

Washington School

The playground, basketball courts, and turf field at Washington School are currently the only recreational facilities available in the

Figure 13 Sherman Street Closure



revitalization area. Opportunities for improving these facilities should be pursued to maintain the safety and usability of this important community resource. This item is discussed further in the Washington School section of this chapter.

Youth Centers

Alma Youth Center: The City operates the Alma Youth Center located on Alma Avenue between Pomona and Sanborn Avenues. The Youth Center was recently retrofitted and enhanced to better serve Washington area youth. Recreational amenities provided at the Center include weight lifting equipment for boys and girls, pool tables, air hockey, and foosball tables. The Center also has a small computer lab. A horseshoe pit and mat for weightlifting were recently added to the outdoor recreational area behind the center. Additional improvements are proposed to enhance the recreational area, including the addition of a half-court basketball court, tetherball, new play equipment, and landscaping. The City should pursue funding for these improvements.

The Alma Senior and Youth Centers lack adequate parking to serve the facilities during special events. The City should continue to pursue options for increasing available parking, such as acquiring the adjacent vacant parcels for an expanded parking lot.

Washington Area Youth Center: The Washington Area Youth Center is currently under construction at the southwest corner of South First and Oak Streets in conjunction with the new Biblioteca Latinoamericana. It will be an important recreational resource for area youth. The Youth Center will offer recreational amenities including basketball and volleyball courts, weight training and

exercise equipment, pool tables, foosball tables, and ping pong tables. A boxing ring will also be provided in collaboration with the Police Activities League. Classes including exercise, dance, and martial arts will be available.

Interim Youth Center: While the Washington Area Youth Center is under construction, the City is operating an interim Youth Center at 630 South First Street, near Interstate 280. The center will function as a PRIDE Center equipped to provide gang intervention services, however, the center is intended to serve all youth in the area. General recreational amenities include basketball courts, weight lifting equipment, a boxing ring, foosball, ping pong tables, and pool tables. The center will serve as the headquarters for enforcement of the Police Department's curfew program in the Washington area on Thursday, Friday, and Saturday nights. Additional programs will be offered at the center by Catholic Charities.

Additional Park Opportunities

An Advisory Group identified a potential park site on a strip of land between the Duane Street Apartments and the Interstate 280 on-ramp. This site was evaluated for potential use as a park, tot lot, or community garden, however, the physical constraints of the site preclude these uses. The property is narrow (approximately 18 feet wide) and is located next to an auto body shop, which raises concern regarding possible site contamination. Other uses for this site should be explored.

Swimming Pool

The Washington community expressed strong interest in the construction of a swimming pool in the revitalization area, however, this proposal is not feasible at this time for several reasons. The construction

and maintenance of a swimming pool is extremely expensive. For example, a recent feasibility study for a small swimming pool estimated the cost of construction at \$2.2 million. In addition, two City owned pools are located in close proximity to the revitalization area (i.e., Biebrach Pool at West Virginia Street and Delmas Avenue, and Ryland Pool on First Street near Fox Street). The Yerba Buena High School (on Lucretia Avenue, south of Phelan Avenue) also offers a public swim program.

BLIGHT

City municipal codes are intended to protect the health and safety of residents and improve the visual appearance of the community. The presence of Project Crackdown and the *Revitalization Plan* creates an opportunity for increased code enforcement activity in Washington. Community residents and property owners should maximize the effectiveness of code enforcement programs (described below) by complying with City codes and reporting violations that detract from the neighborhood. The enforcement of these programs, combined with the implementation of the items included in this chapter, will reduce blight throughout the revitalization area.

Private Property Improvements

The physical appearance of residential and commercial properties should be maintained through consistent enforcement of City municipal codes intended to protect the health and safety and improve the quality of the community. Code Enforcement officers should respond to blight or serious health and safety violations reported by the community or observed during routine field work.

Property owners should be encouraged to make simple improvements to the appearance of their properties as described in the Housing section of this chapter. In addition, the housing rehabilitation programs described in the Housing section should be promoted among Washington area property owners to assist with repairs necessary for health and safety.

Vehicle Abatement

The City should increase its enforcement of codes pertaining to the abatement of abandoned and inoperable vehicles in the public right-of-way. The City also prohibits parking vehicles on front lawns. The formation of a citizen's notification program could help with this item. Residents would leave an informational letter drafted by the Neighborhood Association warning the vehicle's owner about the City's abatement program and impending fines. Code Enforcement's Vehicle Abatement Unit would then follow up on the report to ensure that the vehicle is removed.

This program would create an opportunity for the community to directly improve their neighborhood by helping Vehicle Abatement identify vehicles that are in violation of City codes. It would also provide a warning to vehicle owners who may not be aware that they are violating the codes.

Dumping and Litter Control

Community members should be encouraged to report occurrences of illegal dumping to the Code Enforcement Division to facilitate the issuance of citations to discourage this activity. Large items discarded in the public right-of-way, including alleys, should be reported to the Department of Streets and Traffic for removal. Excessive litter and dumped items on land adjacent to Interstate 280 or Route 87 should be reported to

CalTrans. Providing bin clean-ups (discussed below) is a constructive approach to reducing illegal dumping.

Opportunities should be pursued to educate children and the general community about litter reduction and recycling programs.

Bin Clean-ups

Additional bin clean-up events should be provided in the revitalization area. These events promote a cleaner community and reduce illegal dumping by enabling residents to discard unwanted items that clutter their properties.

Community Improvements

The City should assist Washington residents to organize community improvement events. The events could combine a bin clean-up program with targeted community improvements including trimming and planting trees, repainting red curbs and crosswalk lines, removing graffiti, and picking up litter. Such an event could be combined with a picnic or festival to celebrate the community's hard work.

Vacant Lots

Owners of vacant lots must take responsibility for the condition of their properties. The safety and appearance of vacant lots should be improved through increased weed abatement and citations for litter and illegally dumped items. Heightened enforcement activity may encourage property owners to develop these lots, which would ultimately benefit the community.

River Clean-up

The City should assist the Washington community to participate in the California Coastal Commission's annual Coastal Clean-up day held in September and other

river clean-up events as necessary. These events facilitate the removal of litter and debris from the banks of the Guadalupe River and promote awareness of the effects of littering on the community's environment. The community participated in the 1998 Coastal Clean-up event and removed large amounts of litter and debris lining the banks of the Guadalupe River following the flooding of 1997-98.

The San José Environmental Services Department and Department of Parks, Recreation, and Neighborhood Services should work with the Santa Clara Valley Water District to develop long term solutions for litter reduction and to increase participation in the Adopt-A-Creek program.

Anti-Graffiti Program

Outreach about the City's Anti-Graffiti program should be focused in Washington to increase community participation and awareness. The program promotes the eradication of graffiti by responding to locations reported to the Anti-Graffiti hotline. The removal of graffiti is facilitated by providing paint and paint brushes to property owners victimized by taggers, and training residents to remove graffiti.

Painting murals on graffiti prone sites may inhibit graffiti while enhancing the appearance of these sites. The City and community should identify potential sites and consider commissioning murals from local artists or area youth and community members.

ALLEYS

The Washington revitalization area contains eleven public alleys that attract an array of problems including gang and drug activity, loitering, illegal dumping, littering, and

graffiti. The closure of alleys should be pursued as the first option for all alleys unless there is little or no potential for closure. Each alley in the revitalization area was surveyed to determine the physical potential for closure based on the number of properties that rely on the alley for access to parking areas or garages and lack adequate space to replace parking facilities with driveway access from the street. This *Plan* proposes that a minimum of two alleys be closed or improved every year.

Of the eleven alleys in the revitalization area, five should be closed because few of the adjacent properties rely on the alley for access to parking. In most cases, properties that do have access to parking in the alley also have a driveway in the front or have adequate room for a new driveway to be installed. Three alleys in the revitalization area have a medium potential for closure because a larger number of adjacent properties access parking areas from the alley. Also, some of these properties lack adequate room in front for a new driveway. The remaining three alleys in the area are recommended for improvements. These alleys have little or no potential for closure because a significant percentage of adjacent property owners use the alleys for access to parking. Many of these properties also lack room in front for the installation of a new driveway.

The following list summarizes the actions for each alley. Please refer to Figure 14 for the location of the alleys.

High Potential for Closure

Alley B2
Alley B3
Alley C3
Alley C4
Alley D

Medium Potential for Closure

Alley B1
Alley C1
Alley G

Recommended for Improvements

Alley C-2
Alley E
Alley H

Alley Closure

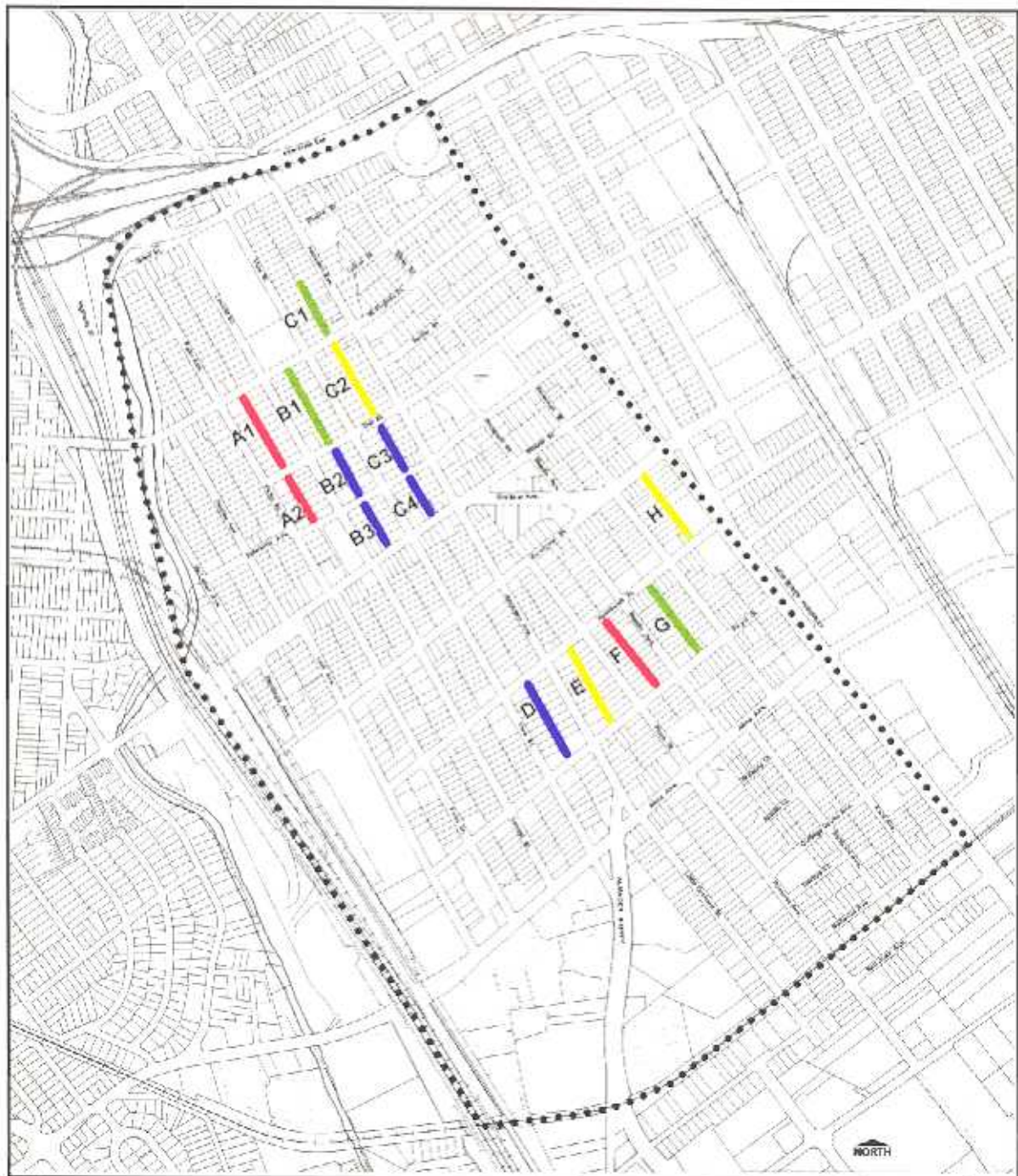
Closing an alley consists of allocating portions of the alley to each adjacent property owner and installing a common fence down the center of the former alley. This extends the backyards of the properties and eliminates the alley. In some cases, a partial closure may be necessary, however, as much of the alley should be closed as possible. In general, the closure process involves the preparation of title reports and investigation of issues such as ownership and easements, and may require the consent of every property owner adjacent to the alley.

This improvement item requires the long term commitment of the Washington area residents under the leadership of the Guadalupe-Washington Neighborhood Association and Project Crackdown. City staff should assist the residents to organize an effort to obtain the agreement of each property owner in alleys identified for closure, if consent is required. Volunteers should receive training from City staff on the critical issues involved with the closure in order to address the concerns of the property owners.

Medium Potential for Closure

In some cases, there may be strong support for closure from property owners yet the presence of physical constraints associated with parking may still prohibit closure. Closing alleys without first providing off-

Figure 14 Recommendations for Alleys



Scale: 1" = 1,000'

street parking for each property could exacerbate existing street parking problems by leaving no other alternatives for those properties. Closure should still be pursued as the first option for these alleys, however, solutions for properties with parking in the alley should be identified prior to closure. If reasonable efforts to close these alleys prove fruitless, they should be improved as described in the next section, *Improvements to Alleys*.

Improvements to Alleys

The alleys in the revitalization area have numerous physical problems, primarily poor pavement riddled with potholes and lack of proper drainage to direct and contain runoff. The alleys with little or no potential for closure should be improved to increase the level of safety, promote legitimate activities, and enhance their appearance. The primary improvements should consist of pavement reconstruction, drainage improvements, and street light installation (Appendix B).

Where feasible, speed bumps should be installed to slow vehicles travelling in the alleys. Signs prohibiting parking, loitering, and littering should be posted in these alleys. Improved alleys should receive regular preventative maintenance by the City. In addition, area residents should be encouraged to participate in the Adopt-A-Street program to assist with the long term maintenance of the alleys.

The general appearance of the alleys could be enhanced through the addition of landscape strips along buildings and fences. Durable landscaping such as low shrubs, vines, and groundcover should be planted in landscape areas. Larger bushes should be avoided in order to maintain a clear line of sight down the alley. Species of ivy or other vines could be encouraged along fences and buildings to discourage graffiti and improve

the appearance of the alley. In addition, barrier landscaping (e.g., thorny vines or bushes) could increase security by deterring individuals from jumping into backyards adjacent to the alley. Community participation in the Adopt-A-Street program could assist with the maintenance of these landscape areas.

When fencing needs to be replaced, owners of properties adjacent to an alley should be encouraged to replace the existing fences with partially open fences and gates of a consistent style (such as sturdy lattice or wrought iron). Partially open fences will increase the level of surveillance of the alleys by residents and may decrease the occurrence of negative activity in the alleys.

Sources of funding for improvements in the public right-of-way need to be secured. Additional funding for improvements to private properties should be pursued as a way to encourage the property owners to implement the recommended improvements to adjacent private properties. If feasible, funding should be provided for similar improvements to the common driveway on the north side of West Virginia Street between Palm and Locust Streets.

Properties Adjacent to Alleys

The safety and appearance of alleys could also be enhanced through improvements to private properties adjacent to the alley and through reorienting residential activities toward the alley (Appendix B).

Improvements are especially needed for the apartment properties adjacent to the alleys. Property owners should be encouraged to replace existing fences with partially open fences and to install landscape areas along buildings and fences lining the alley. Other improvements could consist of: adding defined walkways, installing landscaping,

enhancing lighting, and paving dirt driveways and parking areas. Garbage bins should be removed from alleys and placed in attractive trash bin enclosures. The appearance of carports could be improved by repairing damage, painting, and adding decorative trim. When owners are making improvements to buildings that extend to or toward the back of the property, the doors and windows of these buildings should be oriented to the alley wherever possible.

STREET MAINTENANCE AND STREETScape APPEARANCE

Improvement of the physical condition of street infrastructure is an important element of the revitalization effort. It will improve the health and safety of residents by reducing hazards to pedestrians and vehicles and by eliminating unsanitary conditions that arise from broken curbs and gutters. It will also contribute to the general appearance of the neighborhood and enhance community pride.

Street Maintenance

The City should commit to repairing damaged streets and potholes, and working with the community to repair damaged sidewalks, curbs, and gutters. Streets in the revitalization area should receive regular maintenance and preventative treatments including chip and slurry seals.

The property owner is responsible for maintaining the sidewalk, curb, and gutter adjacent to their property. The City's Sidewalk and Curb Repair program assists single-family and duplex property owners with the cost of these repairs. The program reimburses property owners for either one-third or two-thirds of the cost of repairs, based on the applicant's income level. An additional matching grant program should

be established to assist property owners with the remaining costs of these repairs. These programs should be promoted in the revitalization area to encourage repairs to damaged sidewalks, curbs, and gutters.

Streetscape Appearance

Beautification projects such as public art projects in prominent locations and the addition of landscaping in the public right-of-way will enhance the appearance of streets in the revitalization area. For example, the Washington community has been actively pursuing opportunities to improve the appearance of median traffic islands. San José's Office of Cultural Affairs awarded local artist Martin Hernandez a \$15,000 grant for a public art project and associated landscaping on the traffic island at Alma and Almaden Avenues. The Advisory Group allocated an additional \$15,000 in matching funds. The project will be designed and constructed through the participation of the community. The City should assist the community to pursue opportunities for additional public art and landscaping projects throughout the revitalization area.

Improvements to streetscape appearance should also include structurally pruning street trees to remove all dead, damaged, and unsound branches. Trimming the trees will improve the health of the tree while increasing lighting conditions, eliminating safety hazards, and enhance the appearance of the revitalization area. Highest priority should be given to trees in the worst condition, however, all the street trees in the revitalization area should be trimmed as soon as funding becomes available. The Advisory Group identified approximately 60 specific trees that should be trimmed immediately. In addition, dead trees or trees that are causing excessive damage to streets and sidewalks should be removed.

Removed trees should be replaced with appropriate tree species as promptly as possible.

Street Sweeping

Alternatives to the existing street sweeping program should be explored for the Washington area. The current program has not been effective in clearing debris and dirt from gutters and streets. A large number of cars parked on the street impede the ability of sweepers to clean the gutters. The Advisory Group recommends the implementation of a manual street sweeping program. Manual sweeping would clean the streets, especially the gutters, more thoroughly without the punitive impacts associated with enforced sweeping, including towing and fines.

Other solutions should be explored if a manual sweeping program is not feasible. For example, ‘no parking’ signs could be posted in areas that qualify for enforced sweeping. In addition, one side of the street could be swept at a time to make it easier to move vehicles during sweeping times.

As a temporary solution, residents should display informational signs listing the date and time that sweeping occurs to remind their neighbors to move their cars on street sweeping days. These reusable signs are provided free of charge by the sweeping vendor. Residents would be responsible for posting the signs along the street before the sweeping day and removing them afterwards. Residents should post the signs at least one week in advance of the sweeping day. The signs would not result in any penalties for residents who do not move their cars, but would serve as a reminder of the day and time of sweeping.

Curb Cuts

The Washington Advisory Group identified specific locations where accessible curb cuts are needed to provide access to public facilities or in areas with elderly or disabled residents (Figure 15). This *Plan* recommends that the City install curb cuts at these locations.

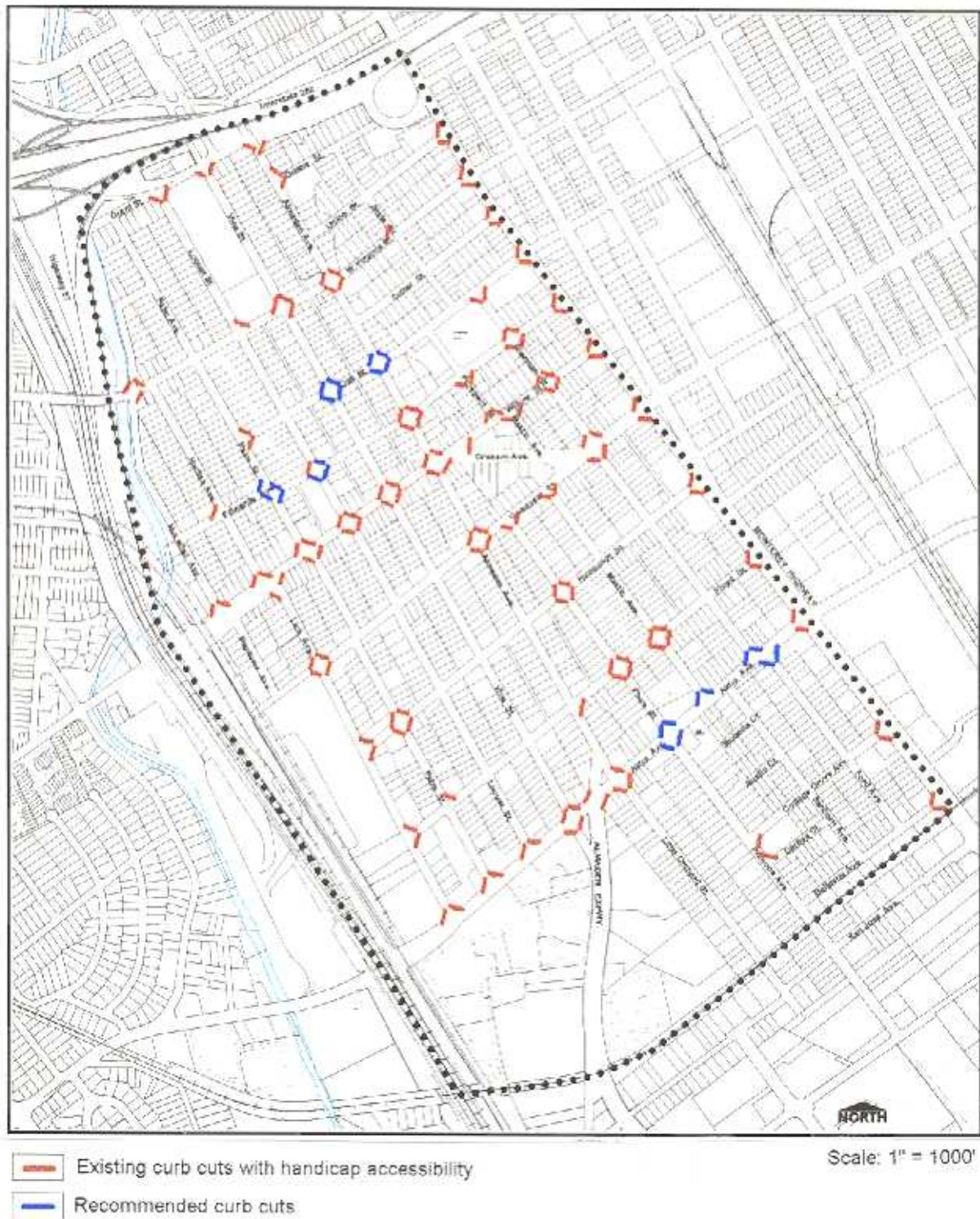
DRAINAGE

Several locations in the Washington revitalization area experience flooding during heavy rains. The Department of Streets and Traffic should perform any maintenance or repairs needed to improve the storm drain system in these areas. Major problem areas, such as Bellevue Avenue, Oak Street between South First Street and Almaden Avenue, the north end of Harliss Avenue, and Sanborn Avenue, may need to be evaluated to determine if additional drainage infrastructure is needed to prevent reoccurring problems.

Much of the flooding in Washington results from natural soil subsidence. This is especially true on the north end of Harliss Street. Property owners are responsible for repairing the curb and gutter adjacent to their property. The City’s matching grant program assists eligible property owners with one-third or two-thirds of the cost of repairing damaged curbs and gutters (depending on the applicant’s income level). Outreach about this program should be promoted in Washington to increase participation in the program.

A pipe located under Interstate 280 is currently draining water from the highway onto the roadway and sidewalk of Almaden Avenue. This area floods during the rainy season, making travel difficult for

Figure 15 Recommended Locations for Accessible Curb Cuts



pedestrians including children walking to Washington School. The Department of Streets and Traffic should continue to work with CalTrans to resolve this issue.

CODE ENFORCEMENT

Fair and consistent enforcement of City municipal codes is needed to eliminate health and safety hazards from the community. The presence of Project Crackdown and the *Revitalization Plan* creates an opportunity for increased Code Enforcement activity in Washington. The first priority of the City's Code Enforcement Division should be the resolution of life safety violations through enforcement of City codes intended to safeguard the community from dangerous situations and improve the quality of life.

Illegal Businesses

Businesses are required to obtain licenses and permits from the City in order to operate. This allows the City to make sure that businesses are located in zoning districts intended for commercial or industrial uses and to regulate activities such as the sale of alcohol or late night hours. City codes should be enforced at a heightened level to curtail illegal businesses that generate negative activity in the community.

The Code Enforcement Division and the Police Department should also increase their enforcement of restrictions on automotive repair done in the street or public right-of-way. This restriction applies to both automotive repair shops and community residents. Specific attention should be given to automotive repair shops that park cars or block traffic in the public right-of-way (such as on Bellevue Avenue). Illegal automotive repair shops operating on private property

zoned for residential use should be shut down.

Illegal Housing Units

Strict and consistent enforcement of City municipal codes pertaining to illegal housing units should be done in Washington. The zoning district for a particular property dictates the number of dwelling units that are allowable on the parcel. While the conversion of attached garages or basements as a separate unit may be allowable with the appropriate building permits, the property must be located in a zoning district that allows more than one unit. The property owner must obtain the appropriate permits from the City prior to construction. The City prohibits the use of a detached structure, such as a garage, as an additional housing unit.

Code Enforcement officers should respond to reports of illegal housing units to eliminate potential health and safety hazards to the occupants, including unsafe wiring, inadequate emergency exits, and unstable structures. Code Enforcement officers should provide displaced residents with information on temporary housing services available through the City and other organizations.

Blight Reduction Programs

City codes intended to improve the visual appearance of the community by eliminating blight should be strictly and consistently enforced. These code enforcement programs include:

- Vehicle abatement
- Dumping and litter control
- Bin clean-ups
- Anti-Graffiti

- Private property repairs and improvements

See the Blight section of this chapter for further discussion of these programs.

Excessive/Illegal Signage

The City should continue its effort to reduce excessive signage in store windows and eliminate signs and flyers posted illegally on utility poles and benches. This effort reduces visual clutter and cuts down on litter throughout the area. (See the Alcohol Related Issues section of this chapter for further discussion.)

Community Outreach

The City should take advantage of all opportunities to increase public awareness of code enforcement programs to encourage residents to comply with City codes and report violations that detract from the safety and appearance of the neighborhood. Potential opportunities for this outreach include, but are not limited to:

- Distributing informational brochures at community events
- Inviting speakers to community meetings
- Posting informational flyers in public locations like the library
- Printing articles in a community newsletter

PARKING

The lack of on-street parking in the revitalization area should be addressed through the combination of increased enforcement of parking regulations and adherence to City parking standards for new development.

Vehicle Abatement

The availability of street parking could be maximized through increased abatement of abandoned or inoperable vehicles. As discussed under the Blight section of this chapter, an effort by the community to report such vehicles to the Code Enforcement Division or to leave informational notices for the owner of the vehicle will facilitate City efforts to remove these vehicles from the public right-of-way and from front lawns.

Red Curbs

Enforcement of parking restrictions on red curb areas should be increased to prohibit parking in locations that may pose safety hazards. Faded red curbs should be repainted and maintained to clearly mark the location of parking restrictions. The community should be encouraged to participate in the Adopt-A-Curb program or community improvement events to assist with this maintenance.

Limit Parking

Some of the residential streets in Washington are narrow (such as Duane and State Streets), making travel down these roads difficult. The community suggested limiting parking to one side of the street to facilitate vehicular travel. Given the existing lack of street parking, this suggestion is not recommended.

Parking Standards

New residential and commercial developments should provide adequate on-site parking consistent with City codes and Residential Design Guidelines. These standards are designed to alleviate potential impacts to existing parking conditions resulting from new development.

COMMUNITY ORGANIZING AND PRIDE

The implementation of this *Plan* requires the active participation and dedication of area residents toward long term change. Strong, united neighborhood groups provide a backbone for the success of the area's revitalization. In addition, participation in the revitalization effort should foster relationships between neighbors, instill a sense of ownership of the area, and increase the resident's pride for their community. These neighborhood groups must take on some of the responsibility for informing area residents about how to contribute to the revitalization of Washington.

Neighborhood Organizations

Neighborhood associations should be formed for each neighborhood in the revitalization area, or existing associations should be expanded to include neighborhoods that lack such organizations, specifically the Cottage Grove and Alma-Almaden neighborhoods. These associations should provide information on community and revitalization activities, facilitate fundraising events, and increase cohesion among area residents.

Representatives from each association should also participate in the Washington Coalition to unite the efforts of all the residents in the area's long term revitalization. While each neighborhood should maintain its individual identity, working together is a necessary step to resolve the cumulative problems throughout Washington.

Fundraising

The City should assist one or more Washington area neighborhood associations establish tax deductible status. This will facilitate the fundraising abilities of the

community. This *Plan* encourages community groups to pursue private partnerships with businesses and service clubs (e.g., Rotary) as a potential source of funding for community activities. The City's Neighborhood Development Center has resources available to assist community groups establish tax-exempt status.

Community Events

Community social and work events contribute to the long term success of Washington's revitalization. The events and workshops described throughout this chapter should be held to increase the participation of residents and property owners in shaping the future of Washington. This participation should instill a sense of ownership and pride in the community. Washington area youth should particularly be encouraged to participate in these events.

Community Outreach and Education

This *Plan* encourages increasing the community's awareness of programs and services designed to improve the quality of life for Washington area residents. Implementation of recommendations for community outreach and education made throughout this *Plan* should facilitate the long term revitalization effort by providing residents with the tools they need to improve their lives and the neighborhood. Below are some of the resources available to the Washington community.

Youth Centers: The new Washington Area Youth Center is expected to help focus programs and services to young people in the area. The Center is planning to offer recreational classes (i.e., dance, martial arts, strength training, and exercise) as well as educational programs and support groups for young mothers, parents, and youth. The Alma Youth Center also provides programs for young people. In addition to basic

recreational amenities, the Center functions as a PRIDE center to assist youth disassociate with gangs and provides a variety of educational programs.

Opportunities for expanding and promoting these services to area youth should be pursued. In addition, these Centers should be sensitive to the issue of young children out late without parental supervision.

Sacred Heart Community Services: This non-profit organization provides critical assistance to residents throughout San José. It distributes food and clothing to families in need, helps individuals find housing and employment, and offers educational and self-improvement programs. Sacred Heart also distributes lunches to the homeless. Sacred Heart is currently constructing a new center at the northwest corner of South First and Alma Streets that will enable it to continue to serve the Washington community.

Biblioteca Latinoamericana: The existing Biblioteca is an important educational and cultural resource to the primarily Hispanic community. The new Biblioteca currently under construction will be the largest branch in the San José Public Library System and will house one of the largest Spanish language collections in Northern California. The Biblioteca should provide educational programs for the community, including adult and preschool age residents, and is expected to be an important resource for community outreach.

Center for Employment Training

The Center for Employment Training (CET), located at 701 Vine Street, is a valuable resource to the residents of San José, as well as the Washington area. CET offers classes to build and enhance employment skills, including computer

training. CET also teaches a variety of workshops for personal enrichment.

WASHINGTON SCHOOL

Pick-up and Drop-Off Area

School buses and parents currently drop off children in the street in front of Washington School before and after the school day. A dedicated pick-up and drop-off area is needed on school property to resolve conflicts between parents dropping off children and street traffic. It is expected that a “drop-off” area will be re-established after the completion of the Washington School Expansion and Modernization Project. The completion of new classrooms will enable the removal of several portable classrooms currently located on a portion of the parking area. If this drop-off area is not adequate, the school should work with residents to determine a better solution.

Improvements to School Property

The playground, ball courts, and turf fields are currently the only recreational facilities available to youth in the Washington area. While the addition of the new Washington Area Youth Center and one or more small parks in the area should address the current lack of recreational facilities, the school will remain an important resource to the neighborhood. The community believes that it is a high priority to improve the existing equipment to benefit the students attending the school as well as the surrounding neighborhood. In addition, enhanced lighting should increase the safety of residents utilizing the facility at night. Funding should be pursued as soon as possible for these improvements.

BUSINESS COMMUNITY

The Washington business community should be preserved and enhanced to contribute to the area's revitalization. The businesses serve the day-to-day needs of the community and add to the character of Washington by creating places for interaction between residents. Existing programs for Willow Street and Monterey Corridor businesses should be continued while additional resources are extended to neighborhood-serving businesses throughout the revitalization area.

Assistance for Area Businesses

Washington area businesses should join a Chamber of Commerce or other business organizations. This participation should enable business owners to attend workshops that teach business management and marketing skills and to receive other assistance in operating their businesses. The City's Office of Economic Development should continue to explore opportunities for assisting Washington area businesses with physical improvements, management skills, and marketing techniques.

Monterey Corridor

The Redevelopment Agency is currently developing an approach for assisting businesses in the Monterey Corridor Redevelopment Area (including South First Street and Bellevue Avenue in Washington). As part of this effort, the Redevelopment Agency should work with Bellevue Avenue businesses to resolve conflicts with the surrounding neighborhood, including improvements to facades and solutions to parking problems. Given the nature of the issues on Bellevue, this recommendation may require a creative approach that combines the efforts of the Redevelopment Agency, Planning, Building and Code

Enforcement, and the Police Department's Traffic Enforcement Unit.

Improvements to Small Businesses

Owners of small businesses should be encouraged to make improvements to the appearance of their properties. Such improvements would increase the attractiveness of the business to potential customers while enhancing the larger community. Simple improvements such as articulating existing features of the building and adding decorative tile or trim to the storefront make a significant difference without a major financial investment. General design guidelines should be promoted, including: consolidating signage to reduce visual clutter, opening up windows by removing permanent bars and boards, and screening garbage or storage areas from view. Landscaping should also be encouraged (Appendix A).

Grocery Store

The Washington community expressed interest in attracting a large scale grocery store to the revitalization area. This *Plan* supports the development of such a grocery store in or in close proximity to the area, however, a suitable site has not been identified in Washington at this time.

OTHER ISSUES

Airport Noise

A portion of the Washington revitalization area is affected by noise from the San José International Airport. In response to the community's concern about the disruptive nature of loud airplanes flying overhead, the City Council recommended that the Federal Aviation Administration (FAA) allocate funding for soundproofing homes that exceed federal noise standards. The Council also recommended that the FAA coordinate

with the School District to monitor the need to soundproof Washington School.

Public Restrooms at Tamien Station

The community suggested providing restrooms at the Tamien Station to reduce public urination. The City explored this option with the Valley Transportation Authority and CalTrain, who operate the station. This suggestion is not feasible at

this time because it would require CalTrain to hire additional staff to monitor and maintain the restrooms and could potentially attract negative activities to the station. Trains are equipped with restrooms to serve passengers.



Habitat For Humanity homes recently constructed in Washington

The *Washington Neighborhood Revitalization Plan* contains a wide range of ideas for improving the livability of the Washington area. The success of the *Plan* depends upon strong commitment from the City of San José and the Washington community to implement the improvement items and contribute to the long term revitalization effort.

The first part of this chapter describes the overall approach for implementing the *Revitalization Plan*. The remainder of this chapter presents a detailed Action Plan for implementing each improvement item identified in Chapter V: *Improvement Plan*. The Action Plan describes the method for completing each improvement item, establishes a time frame for implementation,

and identifies the City departments, community groups, or other organizations primarily responsible for carrying out each improvement item. The table at the end of this chapter summarizes this information and identifies funding sources available to implement the improvement items.

IMPLEMENTATION APPROACH

The City has already expended considerable resources to improve the conditions in Washington, as discussed in Chapter I: *Introduction*. The recent establishment of Project Crackdown in the Guadalupe-Washington neighborhood has begun to reduce crime and associated negative activity, organize community efforts, and affect other positive changes. The

Revitalization Plan builds on this progress by formulating a comprehensive, long term approach for making lasting improvements to the physical conditions and livability of the Washington area.

The *Plan* provides a framework for arresting the decline of the Washington area and describes the commitment of the City and community members necessary for successful implementation of the *Plan*. The City can contribute to the revitalization effort by targeting City programs and resources into the area, such as increasing the presence of police and code enforcement, improving the physical condition of public infrastructure, and assisting community organizations. But the revitalization of Washington cannot be achieved solely through City efforts. Community members (including area residents and property owners) are expected to dedicate their time, energy, and personal resources to help implement the improvement items described in the *Plan*. These community members are given primary responsibility for implementing several items in the following Action Plan. A combination of these City and community efforts should work together to ensure the revitalization of the Washington area.

The Department of Parks, Recreation, and Neighborhood Services (PRNS) is the lead City department responsible for overseeing the implementation of this *Plan*. PRNS will have a role in the implementation of each improvement item. As the lead department, PRNS should ensure that improvement items are occurring in a timely manner. PRNS should also facilitate coordination and communication among City departments, and between the City and the community in the implementation of the *Plan*.

The Department of Planning, Building and Code Enforcement (PB&CE) will support PRNS by interpreting the *Plan*, providing suggestions on implementation approaches, giving advice on and processing required development permits, delivering Code Enforcement services, and providing other assistance as necessary. The implementation of this *Plan* will also require the concentrated efforts of other City departments and community groups identified in this chapter.

While a committed effort by the City of San José is a necessary element of Washington's revitalization, community members must also play a significant role in the revitalization effort. The Advisory Group, comprised of Washington community members and representatives, will transition into an implementation role to assist the City carry out the *Plan*. This group will work directly on many improvement items, help with community outreach efforts, and oversee the use of discretionary funds.

The people who live, work, and/or own property in Washington must also assume responsibility for improving the condition of the neighborhood and commit to making long term, positive changes to the area. Property owners need to be responsible for maintaining decent, safe, sanitary, and attractive housing or business establishments. Residents need to assist with the maintenance of their homes and landscaping. Tenants should report needed repairs to their landlords. Community members should participate in crime prevention programs and neighborhood improvement events. All Washington constituents need to contribute to the safety and appearance of the area by reporting crimes to the police, registering complaints regarding code violations to the Code Enforcement Division, and notifying the

City of damaged public infrastructure (e.g., potholes or burnt out street lights).

FUNDING

Adequate funding is essential for the successful implementation of this *Plan*. The Mayor and City Council set aside \$900,000 in discretionary funds for implementation. The Advisory Group allocated these funds toward various improvement items based on the needs and concerns of the community. Table 2 describes the allocation of these discretionary funds. Several grant programs were established that require an ongoing community group to oversee the distribution of funds. In particular, the Advisory Group allocated \$175,000 for a community improvement fund. These monies are available to finance additional community improvement items.

Other sources of funding should be pursued to enable the implementation of this *Plan*. City staff should apply for Community Development Block Grants to fund various neighborhood improvements, such as:

- Closure of alleys
- Improvements to alleys that must remain open (e.g., pavement, drainage, and lighting improvements)
- Installation of 20 street lights
- Installation of traffic calming devices (e.g., chokers)
- Acquisition of local park land, and the design and construction of site amenities
- Enhancement of the future closed portion of Sherman Street
- Improvements to the recreation area at the Alma Youth Center (e.g., addition of recreation amenities and landscaping)

- Streetscape beautification projects and street tree trimming throughout the area
- Various improvements at the Washington School

Other potential funding sources are identified in the text of the Action Plan or in the summary table at the conclusion of this chapter.

TIME FRAME

The implementation of this *Plan* requires time. This chapter identifies a time frame for achieving each improvement item. Many items need to be initiated as soon as possible to ensure that full implementation is attainable within the target time frame. Funding for unbudgeted items should be pursued as soon as possible to enable prompt implementation. All improvement items should be completed within the noted time frame to revitalize the Washington area. The improvement items are organized into three time frames for implementation:

- Short Term (within one year of *Plan* adoption)
- Medium Term (between one and five years after *Plan* adoption)
- Long Term (five years or longer after *Plan* adoption).

Some items are also identified as ongoing. Initial implementation of these items should occur within the target time frame, but will continue beyond *Plan* implementation. Where applicable, the community should assume more responsibility for implementation of ongoing items as time progresses. Since this *Plan* may take some years to fully implement, the Department of Parks, Recreation, and Neighborhood Services should provide semi-annual

progress reports to the City Council for the next five years. These reports should also indicate the funding status of each action item. In this way, the City Council can evaluate how well City resources are being used to achieve the goals of the *Plan* and determine if the allocation of resources should change to ensure the success of the *Plan*.

Only an active partnership between the City and the community will enable the Washington area to return to a safe, desirable living environment. The City is committed to this partnership as a way to ensure that the conditions in Washington

improve through the implementation of this *Plan* and to avoid the recurrence of the conditions that necessitated this revitalization effort. Through the partnership, positive changes will have a lasting effect in Washington.

The remainder of this chapter discusses the specific implementation approach for each improvement item identified in Chapter V: *Improvement Plan*. A thorough discussion of each issue is provided in that chapter. Page references are provided at the end of each action item to assist the reader locate additional information on each issue in Chapter V.

Table 2

Use of Discretionary Funds

Item	Allocation
Parks, Tot Lots and Community Gardens: For the acquisition of park sites and, if funding remains, the design and construction of amenities.	\$384,000
Installation of 20 Street Lights: For the installation of street lights in light deficient areas identified by the Advisory Group.	\$140,000
Public Art Project: For the design and construction of a public art project on the median island at the intersection of Alma and Almaden Avenues. This allocation matches the grant awarded by the Office of Cultural Affairs for this project.	\$15,000
Bin Clean-ups: To fund as many large bin clean-up events as possible.	\$10,000
Tree Trimming: To trim approximately 60 trees in critical need of structural pruning (identified by the Advisory Group).	\$8,000
Assistance to Businesses: To assist Washington businesses with the cost of joining a Chamber of Commerce and attending workshops to enhance business skills. The Office of Economic Development allocated matching funds for this item.	\$3,000
Porch Light Grants: These grants will be distributed by a community group to assist Washington area residents and property owners with the cost of adding porch lights to their properties to increase community security.	\$10,000
Community Activities Fund: This fund is specifically intended for community events and outreach efforts.	\$10,000
Sidewalk/Curb Repair Grants: To be distributed by a community group to assist Washington area property owners with the cost of repairs to curbs, gutters, and sidewalks, in combination with the existing repair grant program administered by the Department of Streets and Traffic	\$145,000
Community Improvement Fund: To be allocated by a community group to implement additional improvement items identified in the <i>Plan</i> .	\$175,000
Total	\$900,000

1. NEIGHBORHOOD CHARACTER

1a. Preserve and enhance the existing strengths of the Washington area.

Timeframe: Ongoing

Primary responsibility: All parties

Action: Each party implementing the *Washington Neighborhood Revitalization Plan* should strive to build upon the strengths that make Washington a unique and desirable place to live and work. As the lead department, Parks, Recreation, and Neighborhood Services (PRNS) should ensure that the actions resulting from this *Revitalization Plan* work to preserve and enhance the strong points that comprise Washington's character. (Page 37)

2. HOUSING

2a. Encourage the development of housing in the Washington area, with high priority given to affordable housing.

Timeframe: Long term and ongoing

Primary responsibility:

City: Housing Department and Planning, Building and Code Enforcement (Planning Services)

Other parties: Private developers and/or non-profit organizations

Action: The sites available for residential development in Washington are generally small, individual parcels distributed throughout the area and are best suited for the development of single-family or duplex units. While City subsidized affordable housing projects tend to be large and high density, non-profit organizations such as Habitat for Humanity construct affordable housing appropriate for the type of parcels available in Washington. The City does not have funding programs to subsidize the development of new low density housing, however, it should support this type of development by providing interested developers and/or organizations with information on the vacant sites in Washington that are suitable for housing. (Page 38)

2b. Notify existing Washington area residents of available new housing units as new projects are approved and constructed.

Timeframe: Ongoing

Primary responsibility:

City: Planning, Building and Code Enforcement (Plan Implementation)

Community: Community organizations

Other parties: Private developers

Action: Planning, Building and Code Enforcement (Plan Implementation) staff should require the developers of new housing projects in the area to inform Washington community groups of their projects and the availability of new units. These groups should then promote the housing opportunities among existing Washington area residents by posting notices in community newsletters, distributing flyers to residents, and/or through other outreach methods. (Page 38)

2c. Review the Zoning and General Plan designations on South First Street.

Timeframe: Short term

Primary responsibility:

City: Department of Planning, Building and Code Enforcement (Planning Services)

Action: The Planning Services Division should review the existing Zoning and General Plan designations on South First Street/Monterey Road to identify opportunities for changes that would facilitate the development of housing and compatible land uses. Planning Services staff should specifically consider the potential for zoning changes that would support high density housing and mixed residential/commercial development along portions of South First Street/Monterey Road between Alma Avenue and Interstate 280. Planning Services staff should submit any proposed General Plan amendments for consideration during the 1999 Annual Review of the General Plan. Rezoning as appropriate should follow soon after the Annual Review. Community involvement should occur throughout this process. (Page 38)

2d. Preserve existing housing by encouraging property owners to maintain the condition of their properties.

Timeframe: Medium term and ongoing

Primary responsibility:

City: PRNS and Housing Department

Community: Property owners

Action: Property owners should maintain the condition of their properties by making necessary repairs and following a regular maintenance schedule. Housing Department and PRNS staff should develop an outreach strategy to inform Washington area property owners of financial assistance programs available through the City (e.g., rehabilitation loans and paint grants). Outreach about these programs could be accomplished through presentations to community groups, announcements in the Guadalupe-Washington Neighborhood Association newsletter, mailing informational flyers to property owners, and/or other methods.

In addition, Housing Department and PRNS staff should continue to hold workshops to assist Washington area property owners submit applications for Housing loan and grant programs (see action item 2g).

(Pages 38-39)

2e. Enhance existing housing by improving the appearance and function of properties.

Timeframe: Medium term

Primary responsibility:

City: Housing Department

Community: Property owners

Action: In addition to maintaining safe, healthy living conditions, property owners are encouraged to make simple modifications to enhance the appearance and function of their properties (see the Housing section of the preceding chapter). Some modifications may qualify for financial assistance through the Housing Department's grant and loan programs, however, except for paint, most cosmetic improvements alone are not eligible for funding through these programs.

(Pages 38-39)

2f. Encourage property owners to enhance the appearance and function of their properties.

Timeframe: Medium term

Primary responsibility:

City: PRNS, Planning, Building and Code Enforcement, and Housing Department

Action: PRNS, Housing Department, and Planning, Building and Code Enforcement staff should encourage property owners to make the improvements suggested in action item 2e. This outreach should occur as staff interact directly with property owners (e.g., during code enforcement inspections, planning or building permit approval process, or Housing grant and loan application process) and/or through the methods described in action item 2g.

Most modifications will require a Site Development Permit, Building Permit, or other permit from the City of San José. The Department of Planning, Building and Code Enforcement is responsible for processing these permits and should assist property owners apply for permits necessary to enhance their properties. (*Pages 38-39*)

2g. Host a variety of housing related workshops for Washington area residents and property owners.

Timeframe: Short term and ongoing

Primary responsibility:

City: PRNS, Housing Department, Planning, Building and Code Enforcement (Code Enforcement), and other City departments as necessary
Community: Community organizations

Action: PRNS, Housing Department, and Code Enforcement staff should host a variety of workshops to inform area residents and property owners of opportunities for improving their properties. Other City departments should assist with this effort as necessary. Specific topics for some of these workshops include Housing rehabilitation loan and paint grant programs, code enforcement programs related to housing, property management techniques, and tenant issues. These workshops are discussed in more detail in the Housing section of Chapter V. Other workshops should be held as necessary to address additional issues identified by the community and to implement the action items of this *Revitalization Plan*. (*Pages 39-40*)

2h. Explore potential opportunities for increasing the rate of homeownership by Washington area residents.

Timeframe: Medium term

Primary responsibility:

City: Housing Department and PRNS

Other parties: Private financial institutions

Action: Housing Department and PRNS staff should promote the Housing Department's first time homebuyer loan program among the segments of the Washington community that would most directly benefit from this program. Staff should also open lines of communication between the Washington community and private financial institutions that offer similar loan programs targeted to low or very low income households. This outreach could be accomplished by arranging for representatives of these institutions to speak at various community meetings. (Page 40)

2i. Explore the potential for expanding the Redevelopment Agency's pilot first time homebuyer program in Washington.

Timeframe: Medium term

Primary responsibility:

City: Redevelopment Agency

Action: The Redevelopment Agency (RDA) is initiating a first time homebuyers program in the Santa Clara Street Redevelopment Area. The program provides a second mortgage that is repayable when the home is resold in the future. The RDA should explore opportunities for providing this program in appropriate areas of Washington, based on the success of this pilot program. (Page 40)

3. CRIME AND ASSOCIATED NEGATIVE ACTIVITY

3a. Increase police presence throughout Washington to decrease crime and negative activities.

Timeframe: Short term and ongoing until crime rates decrease significantly

Primary responsibility:
City: Police Department

Action: The number of police officers assigned to Washington, including Violent Crime Enforcement Team officers, should be increased until crime and gang activity decreases significantly. This elevated police presence will enable the police to target specific locations conducive to criminal and gang activity, while reducing general crime through routine patrols. Concentrated police efforts should continue as needed.

The Police Department should continue to operate according to its community policing philosophy, and should explore any avenue to increase interaction and communication between the community and police (e.g., bicycle patrols, school programs, presence at community events, etc.). (Page 41)

3b. Encourage community participation in crime reduction efforts.

Timeframe: Ongoing

Primary responsibility:
City: PRNS and Police Department
Community: Community organizations and community members

Action: Collaboration between the Police Department and the community is vital to crime reduction efforts. Community members should play an active role in fighting crime by reporting crimes, suspicious activities, and problem locations to the police. The Police Department and PRNS staff should foster this community participation through its community policing efforts and by increasing community awareness of crime prevention programs (discussed under action item 3f).

In addition, residents should get to know their neighbors by introducing themselves, hosting or attending block parties, and participating in Neighborhood Watch events. Being familiar with their neighbors will help alert residents if something is wrong and police presence is needed. (Pages 41-42)

3c. Reduce negative activities associated with pay phones by removing pay phones from public property.

Timeframe: Medium term

Primary responsibility:

City: Planning, Building and Code Enforcement (Code Enforcement), Public Works, and Police Department
Community: Community members

Action: Code Enforcement should continue to identify and remove pay phones from public property. This effort requires the cooperation of Public Works to establish which phones are located within the public right-of-way and can therefore be removed by the City. The Police Department and community members should assist with this effort by reporting pay phones that attract negative activities to Code Enforcement.
(Page 41)

3d. Work with property owners to mitigate problems associated with pay phones on private property.

Timeframe: Medium term

Primary responsibility:

City: Planning, Building and Code Enforcement (Code Enforcement) and PRNS

Action: Some phones need to be retained for emergency use and for use by residents who do not have phones in their homes. Code Enforcement inspectors should work with property owners who do not wish to remove pay phones located on their property to convert them to make out-going calls only (which would prevent their use as a contact point for drug deals and other crimes). Another option is to locate pay phones inside businesses or apartment complexes to increase observation of the phones.
(Page 41)

3e. Work with property owners to remove problem pay phones from private properties.

Timeframe: Medium term

Primary responsibility:

City: Police Department, Attorney's Office, and PRNS
Community: Community organizations and community members

Action: The City cannot force the removal of pay phones located on private property, unless the phone is a recognized nuisance to the community. The Police Department and Attorney's Office should pursue the removal of such phones. As a general approach, community members and organizations should send letters to property owners requesting the removal from private property of phones that are a nuisance to the community. If this initial effort is unsuccessful, the community should consider other approaches to put pressure on the property owner to remove the phone.
(Page 41)

3f. Increase community awareness of and participation in crime prevention programs.

Timeframe: Short term

Primary responsibility:

City: PRNS and Police Department (Crime Prevention)

Community: Community organizations and community members

Action: Police Department and PRNS staff should pursue opportunities to increase community awareness of crime prevention programs including Neighborhood Watch, gang intervention programs, and anti-graffiti programs. PRNS is currently holding Neighborhood Watch meetings through the Guadalupe-Washington Neighborhood Association, and should expand this effort to include the entire revitalization area.

Additional crime prevention programs could be promoted at various community meetings and events, through door-to-door outreach as necessary, and through other strategies developed by PRNS and the Police Department.

The new 311 non-emergency phone line operated by the Police Department should also be promoted in Washington to encourage use of the number to report non-emergency situations. This will help the Police Department respond promptly to emergencies reported to 911. (Page 41-42)

4. TRAFFIC AND PEDESTRIAN SAFETY

4a. Install a traffic signal at the intersection of South First and Oak Streets.

Timeframe: Medium term

Primary responsibility:

City: Redevelopment Agency, Public Works, and PRNS

Action: The Redevelopment Agency and PRNS should explore the potential for funding this signal in conjunction with the Biblioteca and Youth Center project. If possible, this signal should be installed prior to the opening of these public facilities to increase the safety of pedestrians traveling to the area. (*Page 42*)

4b. Install a traffic signal at the intersection of Alma Avenue and Plum Street/Pomona Avenue.

Timeframe: Medium term

Primary responsibility:

City: PRNS and Public Works

Action: PRNS staff should pursue potential funding sources for this signal as soon as possible. Public Works should install this signal as soon as funding is available. (*Page 42*)

4c. Increase pedestrian and vehicular safety by heightening the enforcement of traffic laws.

Timeframe: Short term and ongoing

Primary responsibility:

City: Police Department (Traffic Enforcement Unit)

Action: The Traffic Enforcement Unit of the Police Department should increase patrols in areas prone to traffic violations such as speeding, incomplete stops, and passing school buses with flashing red lights. Radar equipment should be used periodically to remind travelers to reduce their speeds. (*Page 43*)

4d. Identify locations for appropriate traffic calming devices to reduce speeding and increase pedestrian safety.

Timeframe: Short term

Primary responsibility:

City: Streets and Traffic and PRNS

Community: Community organizations

Action: The Department of Streets and Traffic should evaluate the potential for installing traffic calming devices (e.g., speed humps, chokers, and roundabouts) in various locations to reduce speeding and increase pedestrian safety. Palm, Sherman, Oak, and Locust Streets should be evaluated as soon as possible. PRNS staff and Washington community organizations should assist Streets and Traffic to identify other locations where traffic calming measures are needed. *(Page 43)*

4e. Conduct periodic evaluations of the Washington area to determine if additional traffic control measures are warranted.

Timeframe: Medium term and ongoing

Primary responsibility:

City: Streets and Traffic

Action: In order to ensure that the maximum level of safety possible is afforded to pedestrians and vehicles, the Department of Streets and Traffic should periodically evaluate the need for additional traffic control devices (e.g., traffic signals, stop signs, crosswalks, and signage) and traffic calming measures (e.g., speed humps, chokers, and roundabouts). *(Page 43)*

4f. Study the conversion of Vine Street and Almaden Avenue to two-way streets.

Timeframe: Medium term

Primary responsibility:

City: Public Works

Action: The Department of Public Works should conduct a study evaluating the conversion of Vine Street and Almaden Avenue to two-way streets to decrease speeding and increase the safety and cohesion of the neighborhood. The study is expected to cost approximately \$150,000, however, no funding is currently allocated for this study. Public Works should explore potential funding sources available to conduct this study. *(Page 43)*

5. LIGHTING CONDITIONS

5a. *Install 20 new street lights in light deficient areas identified by the community.*

Timeframe: Short term

Primary responsibility:

City: Public Works

Action: The Advisory Group allocated \$140,000 for the installation of 20 new street lights in light deficient areas throughout Washington. A subcommittee of the Advisory Group surveyed the revitalization area and identified specific street segments that would benefit from increased lighting. The proposed street lights should be installed in the most critical locations as soon as possible. (Page 44)

5b. *Secure funding to install 20 additional street lights. Upgrade existing street lights as necessary.*

Timeframe: Medium term

Primary responsibility:

City: PRNS and Public Works

Action: PRNS and Public Works should secure funding to install an additional 20 street lights in the remaining light deficient areas of Washington. One potential funding source is Community Development Block Grant funds given to the City for street light improvements for fiscal year 1999/2000. In addition, Public Works should survey the remaining portions of the Washington area to determine if lighting conditions could be improved through upgrades to existing infrastructure, including upgrading wattage, modifying existing light standards, or trimming trees surrounding street lights. (Page 44)

5c. *Encourage the community to report needed street light repairs to the Department of Streets and Traffic.*

Timeframe: Short term and ongoing

Primary responsibility:

City: PRNS

Community: Community organizations and community members

Action: An increase in community awareness regarding the need to report burned out street lights to the Department of Streets and Traffic would further improve lighting conditions in the area. The Guadalupe-Washington Neighborhood Association made an announcement in its community newsletter regarding the process for reporting burned out street lights. PRNS staff and Washington community groups should look for additional opportunities to encourage the community to report damaged or burned out street lights. (Page 44)

5d. Encourage residents to install additional lights on their properties and to leave porch lights on at night.

Timeframe: Short term

Primary responsibility:

City: PRNS

Community: Community organizations and community members

Action: The Advisory Group allocated \$10,000 for a one-time grant program to assist Washington area residents with the cost of adding porch lights to their properties. Interested residents should receive vouchers for use toward a standard porch light or a motion sensor light. PRNS staff should coordinate the distribution of these grants and work with community organizations to inform area residents and property owners of this opportunity. PRNS staff should also investigate the possibility of having a hardware store in San José provide workshops to train residents to properly install the lights. (Page 44)

5e. Improve lighting conditions at Washington School.

Timeframe: Medium term

Primary responsibility:

Other parties: San José Unified School District

Action: San José Unified School District should identify ways to improve lighting conditions at Washington School, primarily in the vicinity of the recreational areas. Increased lighting would eliminate dark areas conducive to negative activities while making it safer for the community to use the recreational facilities after dark. (Page 44)

6. ALCOHOL RELATED ISSUES

6a. Decrease the occurrence of negative behavior associated with the sale or consumption of alcohol.

Timeframe: Short term and ongoing as necessary

Primary responsibility:

City: Police Department and Planning, Building and Code Enforcement (Code Enforcement)

Community: Community members

Action: The Police Department should concentrate efforts in areas prone to criminal and disruptive incidents associated with the sale and/or use of alcohol. The community should continue to assist the police by reporting locations where alcohol related crimes and disruptive behavior occur most frequently. (Page 44)

6b. Explore potential methods for closing problem bars and liquor stores and prevent new alcohol related businesses from opening in Washington.

Timeframe: Medium term

Primary responsibility:

City: Attorney's Office, Planning, Building and Code Enforcement, and PRNS

Community: Community organizations

Action: The Attorney's Office and other City departments should explore potential methods for closing bars and liquor stores that continually attract negative activities to the area. Such methods could involve police activity, code enforcement inspections, county health inspections, or other approaches. As one approach, Code Enforcement inspectors should proactively investigate the legality of businesses selling alcohol for on- or off-site consumption. Appropriate action should be taken against businesses selling alcohol without the necessary City and State licenses or permits.

In addition, the City should consider potential approaches for preventing new alcohol related businesses from opening in Washington. The Attorney's Office and the Department of Planning, Building and Code Enforcement should work with the State Department of Alcoholic Beverage Control to determine if Washington is an alcohol impacted area. This designation would facilitate restrictions on the issuance of new alcohol licenses.

Washington community groups should also continue their efforts to persuade the owners of the liquor stores in the area to stop selling alcohol. (*Page 44*)

6c. Prevent the sale of alcohol to underage individuals.

Timeframe: Short term and ongoing

Primary responsibility:

City: Police Department and PRNS

Action: Police should work with the community to consider the need for additional “underage” stings and to identify businesses that may be violating this law. PRNS staff should facilitate communication between the Police Department and the community through its crime prevention outreach. Additional stings should be conducted as necessary to combat the problem. (*Page 44*)

7. PARKS AND RECREATION

7a. Acquire one or more sites for a future mini-park, tot lot, and/or community garden using allocated discretionary funds.

Timeframe: Medium term or sooner if possible

Primary responsibility:

City: PRNS (Parks Planning)

Action: Adequate funding is critical to the success of this action item. The Advisory Group allocated \$384,000 in discretionary funding for the development of park and recreational opportunities. Since this funding is immediately available, it should be used to acquire as many sites as possible. The process for acquiring sites should be initiated immediately after *Plan* adoption. Figure 12 identifies the preferred park sites selected by the Washington Advisory Group that should be pursued for acquisition. Any discretionary funding remaining after the acquisition of park sites should be applied to the design and construction of amenities. (Page 45)

7b. Pursue funding for the acquisition of additional park sites.

Timeframe: Medium term

Primary responsibility:

City: PRNS (Parks Planning)

Action: Other sources of funding should be secured for the acquisition of additional park sites or to supplement the discretionary funds. Community Development Block Grants and the City's Construction and Conveyance Tax funds are potential sources. If available, Parkland Dedication Ordinance funding from new residential developments in the Washington area might supplement the allocation of discretionary funding. Another potential funding source are urban open space grants provided through the Santa Clara County Open Space District, however, these grants are primarily intended for the preservation of natural open space areas and greenbelts. (Page 45)

7c. Pursue funding to design and construct amenities on acquired sites.

Timeframe: Medium term

Primary responsibility:

City: PRNS (Parks Planning)

Action: Additional funding should also be secured for the design and construction of amenities. The Parks and Recreation section of the preceding chapter describes various recommendations that should guide the design and construction of recreation amenities developed on the acquired park sites. The Washington community should play an active role in the design and construction process. (*Pages 45-47*)

7d. Coordinate with the Santa Clara Valley Water District to provide a bicycle and pedestrian trail along the Guadalupe River.

Timeframe: Short term

Primary responsibility:

City: PRNS (Parks Planning)

Action: A regional bicycle and pedestrian trail is planned adjacent to the Guadalupe River in conjunction with the Santa Clara Valley Water District's (SCVWD) flood control project. Public Works-Parks Planning staff is coordinating this pathway with SCVWD. Funding for the pathway has been identified in the 1998-2002 Capital Improvement Program. The construction of this trail depends on the schedule of the flood control project and may not occur for several years. Parks Planning staff should also pursue open space enhancements that complement the trail corridor on adjacent SCVWD lands between Route 87 and the railroad line, north of Willow Street. (*Page 47*)

7e. Prepare a master plan for the area encompassing the vacated portion of Sherman Street, the Youth Center, and Washington School to maximize recreational and open space opportunities.

Timeframe: Short term

Primary responsibility:

City: PRNS (Parks Planning), Redevelopment Agency, and Planning, Building and Code Enforcement (Planning Services)

Community: Community organizations and community members

Action: Through the collaborative efforts of PRNS, Public Works-Parks Planning, Planning Services, and the Redevelopment Agency, this area should be master planned to maximize the recreational, open space, and public safety opportunities available at Washington School, the Youth Center, and the closed portion of Sherman Street. Funding should be obtained to plan the enhancement of this combined area.
(Page 47)

7f. Design and construct amenities on the vacated portion of Sherman Street.

Timeframe: Pursue funding sources in the short term, implement in the medium term

Primary responsibility:

City: PRNS (Parks Planning), Redevelopment Agency, and Planning, Building and Code Enforcement (Planning Services)

Community: Community members

Action: Funding should be located to design and construct the closed portion of Sherman Street based on the recommendations identified in the master plan discussed in item 7e.

The Fire, Police, and Public Works departments should participate in the final site design to ensure that adequate emergency access is provided and utility easements are retained on site. (Page 47)

7g. Enhance the play equipment and turf field at Washington School.

Timeframe: Medium term

Primary responsibility:

City: PRNS

Other parties: San José Unified School District

Action: The San José Unified School District and PRNS staff should continue to pursue funding to enhance the play equipment, basketball courts, and turf field at Washington School. The potential for combining these improvements, particularly improvements to the eastern portion of the school, should be explored as part of the master plan described in item 7e.
(Pages 47 and 12)

7h. Maximize the programs and services provided at the youth centers in Washington.

Timeframe: Ongoing

Primary responsibility:

City: PRNS

Other parties: Catholic Charities or other service providers

Action: PRNS and other service providers (such as Catholic Charities) should continue to provide recreational programs to Washington youth at the Alma Youth Center and Interim Youth Center, and at the Washington Area Youth Center after its completion. Through interaction with the community, PRNS staff and Catholic Charities should identify additional needs of Washington area youth and other residents that could be addressed through the addition of programs or services at these centers. *(Pages 47 and 49)*

7i. Secure funding for enhancement of recreational areas at the Alma Youth Center.

Timeframe: Medium term

Primary responsibility:

City: PRNS

Action: PRNS should pursue funding for improvements to the outdoor recreation area at the Alma Youth Center. Enhancement of this area could include the addition of new recreation amenities and the replacement of the old swing set and play equipment located between the Senior and Youth Centers. *(Page 49)*

8. BLIGHT

8a. Encourage property owners to improve the safety and appearance of their properties.

Timeframe: Medium term and ongoing

Primary responsibility:

City: PRNS, Planning, Building and Code Enforcement (Code Enforcement), and Housing Department

Community: Property owners

Action: Code Enforcement officers should work with property owners to eliminate unsafe and blighted housing conditions through the enforcement of City codes. PRNS, Code Enforcement, and Housing Department staff should take advantage of various opportunities to encourage owners to enhance their properties and to promote existing City programs available for repairs.

In addition, property owners are encouraged to make simple modifications to their properties as described in the Housing section of the preceding chapter. These modifications are generally lower-cost methods for enhancing the visual quality of a property. Cosmetic improvements generally are not eligible for City housing programs, however, owners may qualify for rehabilitation loans through the City Housing Department for structural repairs necessary to maintain safe, healthy living conditions. The City also offers paint grants to assist with the cost of repainting housing. (Page 50)

8b. Increase the abatement of abandoned or inoperable vehicles.

Timeframe: Short term and ongoing

Primary responsibility:

City: Planning, Building, and Code Enforcement (Code Enforcement-Vehicle Abatement Unit) and PRNS

Community: Community organizations

Action: Code Enforcement's Vehicle Abatement Unit should continue to remove abandoned and inoperable vehicles parked in the public right-of-way or on private property. The removal of these vehicles will improve the appearance of the neighborhood while increasing the availability of street parking for operable vehicles.

PRNS and Code Enforcement staff should assist the community to organize a voluntary program to leave informational notices signed by a Washington community group on abandoned or inoperable vehicles. The

notices would warn the owner of the of the City's abatement program and impending fines if the vehicle is not removed. The location of the vehicle would then be reported to the Vehicle Abatement Unit for follow up. (Page 50)

8c. Reduce dumping and littering throughout the Washington area and remove dumped items from the public right-of-way.

Timeframe: Short term and ongoing

Primary responsibility:

City: Planning, Building and Code Enforcement (Code Enforcement) and Streets and Traffic

Community: Community members

Other parties: San José Conservation Corps

Action: Code Enforcement officers should issue citations to individuals observed dumping items or littering. Since citations can only be issued if the act of dumping is observed, community members should report the license plate number of anyone observed dumping items to the Code Enforcement Division.

Streets and Traffic should continue to remove large items dumped in the public right-of-way, including the alleys. The San José Conservation Corps should also continue its efforts to remove dumped items as needed during the tenure of the Project Crackdown program in the area. Community members should report the location of dumped items to these organizations. (Page 50)

8d. Explore potential programs or services to reduce littering and dumping in the Washington area.

Timeframe: Medium term

Primary responsibility:

City: Environmental Services Department, PRNS, and other City departments

Action: Environmental Services Department, PRNS, Housing Department, and other City departments should collaborate on ways to increase community awareness of alternatives to illegally dumping items on public or private property (e.g., participating in bin clean-ups). In addition, these departments should explore ways of providing other disposal options to residents of multiple-family housing. (Page 50)

8e. Periodically provide bin clean-up events to decrease littering and illegal dumping.

Timeframe: Short term and ongoing

Primary responsibility:

City: PRNS and Planning, Building and Code Enforcement (Code Enforcement)

Community: Community organizations

Action: Bin clean-ups should be provided in subareas of Washington through existing City programs as possible. PRNS and Code Enforcement staff should assist the community hold additional bin clean-up events funded through \$10,000 of discretionary funding allocated by the Advisory Group. When possible, these events should be coordinated with other clean-up and improvement events to maximize their benefit (see action item 8f). Due to the large geographic area comprising Washington, several bin clean-up events should be held at different times in distinct subareas. Clean-up events funded through discretionary funds should begin as soon as possible after the adoption of this *Revitalization Plan*. (Page 51)

8f. Organize comprehensive community improvement events.

Timeframe: Short term and ongoing

Primary responsibility:

City: PRNS, Planning, Building and Code Enforcement (Code Enforcement), and other City departments as necessary

Community: Community organizations

Action: PRNS and Code Enforcement staff should assist Washington community groups to sponsor comprehensive, widespread improvement events in the near future. Washington community groups should take primary responsibility for making these events happen. Community members should identify improvements that are needed and that could be realistically achieved by community volunteers (see the Code Enforcement section of Chapter V for potential improvement activities). City departments should provide volunteers with the training and tools necessary to make these improvements. Additional events should be considered for the future depending on the needs of the community. (Page 51)

8g. *Require property owners to improve the appearance of vacant lots.*

Timeframe: Short term and ongoing

Primary responsibility:

City: Planning, Building and Code Enforcement (Code Enforcement)

Community: Property owners

Action: Property owners should be held accountable for the appearance of vacant lots. Code Enforcement should issue citations for excessive weeds, litter, dumped items, etc. Property owners should also be required to maintain the fences surrounding their lots if any are present. *(Page 51)*

8h. *Organize clean-up events as necessary to remove litter and debris from the banks of the Guadalupe River.*

Timeframe: Short term and ongoing

Primary responsibility:

City: Environmental Services Department and PRNS

Community: Community members

Action: The Environmental Services Department (ESD) should organize river clean-up events as necessary. In addition, ESD should coordinate with the Santa Clara Valley Water District to strengthen the existing Adopt-A-Creek program and to develop long term approaches to keeping the river banks clear of debris. *(Page 51)*

8i. *Increase community awareness of the City's Anti-Graffiti Program and encourage community participation.*

Timeframe: Short term and ongoing

Primary responsibility:

City: PRNS

Community: Community members

Action: PRNS staff should promote the City's Anti-Graffiti program at community meetings and events and explore other strategies for increasing community awareness of the program. Community members, including property owners, tenants, and businesses, should assist efforts to eliminate graffiti by reporting vandalized sites to the Anti-Graffiti hotline and painting over graffiti on their properties. PRNS staff and Washington community groups should consider commissioning murals by local artists or area youth on graffiti prone sites. *(Page 51)*

9. ALLEYS

9a. Close as many alleys as possible.

Timeframe: Medium term

Primary responsibility:

City: Public Works (Real Estate),
PRNS, and Planning, Building and Code
Enforcement (Planning Services)

Community: Community organizations

Action: Public Works (Real Estate) should initiate the closure process as soon as possible in the alleys identified for closure in the previous chapter. Individual circumstances in each alley will dictate the appropriate procedure for closure, however, it may be necessary to obtain the consent of each property abutting the alley. The community should assist the City with this effort, as described in action item 9b. Public Works (Real Estate) should then initiate the formal abandonment process and physically close the alley. Two alleys should either be closed or improved each year until all of the alleys in Washington have been addressed.

The cost estimate for closing each alley is approximately \$230,000 (including staff and consultant time and construction costs). Community Development Block Grant (CDBG) funding should be pursued for the alley closure project. Other sources of funding should be secured if CDBG funds are not available. (*Pages 51-52*)

9b. Obtain property owner cooperation for closure.

Timeframe: Medium term

Primary responsibility:

City: PRNS and Public Works (Real Estate)

Community: Community organizations

Action: If property owner consent is required, PRNS staff should help community volunteers (under the leadership of the Guadalupe-Washington Neighborhood Association) obtain consent by visiting each property owner and providing information regarding the procedure for alley closure. Volunteers should be trained by the City to answer potential questions and concerns raised by property owners. (*Page 52*)

9c. Explore legal approaches for closing alleys when closure is prevented by only one or two property owners.

Timeframe: Medium term

Primary responsibility:

City: Attorney's Office

Action: Closure may require the consent of all property owners abutting an alley. The Attorney's Office should explore potential legal remedies when closure is prevented by only one or two property owners. (Page 52)

9d. Improve the safety and appearance of alleys that must remain open.

Timeframe: Medium term and ongoing until all alleys are either closed or improved

Primary responsibility:

City: Public Works, Streets and Traffic, and Planning, Building and Code Enforcement (Planning Services)

Community: Property owners

Action: A comprehensive plan for improving the safety, appearance, and function of the alleys with little potential for closure should be developed and implemented as soon as possible. A consultant has been engaged by the City to prepare preliminary designs for improvements, including reconstructing pavement, installing drainage systems, and adding street lights. Detailed information about the recommended improvements is included in the Alleys section of the preceding chapter and in Appendix B. If reasonable efforts to close any of the alleys with potential for closure are unsuccessful, improvements should be made in those alleys as well.

Community Development Block Grant funding (CDBG) should be pursued to fund this improvement project. Other sources of funding should be pursued if CDBG funds are not available. (Page 54)

9e. Develop a mechanism for routine City maintenance of all improved alleys.

Timeframe: Medium term

Primary responsibility:

City: Streets and Traffic

Action: The Department of Streets and Traffic should develop a system for routine maintenance of improved alleys, including preventative treatment for pavement and the removal of items dumped in the public right-of-way. Unless these alleys receive the same preventative treatments and repairs as public streets, the alleys will deteriorate again over time. Funding should be secured as soon as possible to provide this maintenance on an ongoing basis. *(Page 54)*

9f. Improve private properties adjacent to the alleys that must remain open.

Timeframe: Long term

Primary responsibility:

Community: Property owners

Action: The long term durability of alley improvements requires the City and property owners to reassess how the alleys function. Property owners are encouraged to make improvements to properties abutting the alleys and increase the use of alleys for legitimate purposes. The Alleys section of Chapter V: *Improvement Plan* describes various site and façade improvements that could be applied to the properties abutting the alleys. Property owners should be informed of the City's planned improvements for the alley public right-of-way in order to coordinate their own private property improvements.

The cost of these private improvements are the responsibility of the property owner. Some improvements may be eligible for rehabilitation loans or paint grants through the City. If not, property owners are encouraged to apply for private financing to fund these improvements. *(Pages 54-55)*

10. STREET MAINTENANCE AND STREETScape APPEARANCE

10a. Improve the safety and appearance of streets by increasing street maintenance.

Timeframe: Short term and ongoing

Primary responsibility:

City: Streets and Traffic

Community: Community members

Action: The Department of Streets and Traffic should heighten the maintenance of street infrastructure in Washington including promptly repairing potholes and damage to the public right-of-way. For example, emergency crews should continue to repair potholes reported to Streets and Traffic within 48 hours. Community members should report potholes to Streets and Traffic as soon as they are observed. Routine preventative treatments should be applied on all streets in Washington on an ongoing basis, as identified in the City's maintenance schedule. (*Page 55*)

10b. Repair damaged sidewalks, curbs, and gutters.

Timeframe: Short term and ongoing

Primary responsibility:

City: Streets and Traffic and PRNS

Community: Property owners

Action: PRNS and Street and Traffic staff should assist property owners repair damaged sidewalks, curbs, and gutters adjacent to their properties. The Advisory Group allocated \$145,000 of discretionary funds to establish a grant program to assist property owners with the cost of these repairs in combination with the existing repair grants administered by Streets and Traffic. PRNS staff should develop a strategy to inform the Washington community of these grant programs and encourage property owners to repair damaged infrastructure as soon as possible while the Advisory Group money is still available. Streets and Traffic could administer the distribution of the Advisory Group's grants through the mechanisms for the existing grant program. (*Page 55*)

10c. Implement beautification projects to enhance streetscape appearance.

Timeframe: Short term and ongoing

Primary responsibility:

City: PRNS

Community: Community members

Action: PRNS staff should assist the community with the implementation of beautification projects at key locations, such as the art project planned for the median island at Alma and Almaden Avenues. Focused attention should be given to the traffic islands at the intersections of Goodyear Street and Graham Avenue, and Willow Street and Graham Avenue.

Opportunities for additional public art projects in visible locations should be pursued. Community members should be active in the selection of sites that would benefit from such a project, and should participate in the design, construction, and maintenance of the project. PRNS staff should assist the community pursue funding for these projects, including City grant programs (e.g., Community Action and Pride, San José Beautiful, and Office of Cultural Affairs grants) and private sector donations. Beautification projects in the public right-of-way should be designed and constructed according to Public Works standards to facilitate ongoing maintenance by Streets and Traffic. (Page 55)

10d. Trim trees throughout the revitalization area to improve the appearance of streetscapes and to increase the safety of the community.

Timeframe: Short term for specific trees; long term for all trees

Primary responsibility:

City: Streets and Traffic and PRNS

Community: Community organizations

Action: The Washington Advisory Group allocated \$8,000 to structurally trim approximately 60 street trees in the Washington area that are in critical need of trimming. The Department of Streets and Traffic should begin the process of trimming these trees as soon possible, and should continue to trim street trees as necessary for clearance according to the existing 15-year cycle.

PRNS staff should assist neighborhood groups apply for grants (i.e., Community Action and Pride grants) to structurally trim the remaining street trees. (Page 55)

10e. Explore alternatives to the existing street sweeping program.

Timeframe: Medium term

Primary responsibility:

City: Streets and Traffic and PRNS

Action: Streets and Traffic and PRNS staff should collaboratively explore potential alternatives to the existing street sweeping program. As a first approach, these departments should investigate the potential for establishing a manual street sweeping program in the Washington area. A service provider should be identified and funding sources should be secured to implement this program. This program could be implemented for a one-year pilot program to judge the efficiency of this approach.

If the manual street sweeping approach is not feasible, other alternatives should be explored. The Department of Streets and Traffic surveyed the Washington area in spring of 1998 and determined that the Goodyear-Mastic neighborhood qualifies for enforced street sweeping. Enforced sweeping involves posting 'No Parking' signs indicating the date and time that sweeping occurs. Cars parked on the street during those times would be ticketed or towed.

Another approach is to sweep each side of a street on different days to make it easier for residents to move their vehicles on sweeping days. Streets and Traffic and PRNS staff should explore the implementation of these and other approaches if the manual street sweeping program is unattainable.

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10f. Monitor the existing street sweeping program to maximize its effectiveness.

Timeline: Short term and ongoing (as necessary)

Primary responsibility:

City: Streets and Traffic

Community: Residents

Action: Residents should report any problems with the existing sweeping service to the Department of Streets and Traffic and/or the sweeping vendor. If consistent problems are reported, an inspector should follow the street sweeper to monitor its effectiveness and take corrective action, as needed. The sweeping vendor should be held accountable for providing a reasonable level of service to the community. (Page 56)

10g. Encourage residents to post informational signs reminding neighbors of sweeping days.

Timeframe: Short term

Primary responsibility:

City: PRNS

Community: Community organizations and residents

Action: As a temporary solution, PRNS staff and community organizations should encourage residents to display informational signs to remind their neighbors to move their cars on street sweeping days, as described in the Street Sweeping section of the previous chapter. (Page 56)

10h. Install handicap accessible curb cuts in locations where they are needed by the community.

Timeframe: Medium term

Primary responsibility:

City: Department of Public Works

Community: Residents

Action: Handicap accessible curb cuts should be installed at locations identified by the community (as shown in Figure 15). Residents who feel that additional curb cuts are needed in their neighborhood to provide access for disabled or elderly residents should contact the Department of Public Works. (Page 56)

11. DRAINAGE

11a. Repair damaged curbs and gutters that impede proper drainage.

Timeframe: Short term and ongoing

Primary responsibility:

City: Streets and Traffic and PRNS

Community: Property owners

Action: Property owners are responsible for repairing damaged curbs and gutters adjacent to their properties. Property owners in areas with known drainage problems are encouraged to repair damage to curbs and gutters that may impede the proper flow of water into the storm drainage system. As discussed in action item 10b, PRNS staff should promote the existing repair grants available through Streets and Traffic and the one-time grant program established by the Washington Advisory Group. Streets and Traffic should administer the distribution of these grants. (Pages 56-57)

11b. Increase the maintenance of existing storm drains and drainage infrastructure.

Timeframe: Short term and ongoing

Primary responsibility:

City: Streets and Traffic

Action: Drainage conditions could be improved through increased maintenance of existing drains and drainage infrastructure. Streets and Traffic should monitor the drains in Washington and routinely clear drains of debris that restricts the flow of water into the storm drainage system. (Pages 56-57)

11c. Coordinate with CalTrans to resolve drainage issues under Interstate 280 at Almaden Avenue.

Timeframe: Short term

Primary responsibility:

City: Streets and Traffic

Action: Streets and Traffic staff should continue to work with CalTrans to resolve drainage issues under Interstate 280 at Almaden Avenue. The pipe currently located at this underpass should be redesigned to prevent water from flooding the roadway and sidewalk. (Pages 56-57)

11d. Evaluate the need for additional or enhanced drainage infrastructure.

Timeframe: Medium term

Primary responsibility:

City: Public Works

Action: Although many of the drainage problems in Washington are known to result from natural soil subsidence, the Department of Public Works should evaluate whether additional infrastructure or improvements to existing infrastructure would improve drainage in areas with recurring drainage problems (e.g., the north end of Harliss Avenue, the Sanborn Avenue area, Oak Street, and Bellevue Avenue). In addition, Public Works should monitor areas where property owners have repaired damaged curbs and gutters to see if these repairs have improved drainage conditions. Additional infrastructure, or modifications to existing infrastructure, may be required if drainage problems persist. (*Pages 56-57*)

12. CODE ENFORCEMENT

12a. Proactively enforce City codes regulating businesses to eliminate illegal businesses or business activities.

Timeframe: Short term and ongoing

Primary responsibility:

City: Planning, Building and Code Enforcement (Code Enforcement)

Action: Code Enforcement should proactively enforce City codes that relate to businesses. Businesses should be located in a zoning district that allows that type of business and must obtain the appropriate permits or licenses for operation.

Specifically, Code Enforcement should target illegal automotive repair shops prevalent in Washington and businesses selling alcohol without the appropriate license or permit. *(Page 58)*

12b. Enforce City codes intended to protect the health and safety of the community through the elimination of illegal housing units on a complaint basis.

Timeframe: Short term and ongoing

Primary responsibility:

City: Planning, Building and Code Enforcement (Code Enforcement)

Action: Code Enforcement officers should respond to reports of illegal housing units to eliminate the health and safety hazards commonly associated with illegally constructed or converted units. Code Enforcement officers and the City's Homeless Coordinator should provide displaced residents with information on temporary housing services available through the City and other organizations. Code Enforcement officers should work with property owners to properly convert the illegal housing unit back to its original use or remove it from the property if it was illegally constructed. *(Page 58)*

12c. Increase the enforcement of City codes intended to improve the appearance of the area.

Timeframe: Short term and ongoing

Primary responsibility:

City: Planning, Building and Code Enforcement (Code Enforcement)

Action: As discussed in item 8, the Code Enforcement Division administers a number of programs targeting blight, such as the prohibition of parking on front lawns. Enforcement of these programs should be increased through the actions discussed under item 8. *(Pages 50-51, and 58-59)*

12d. Eliminate excessive and illegal signage from store windows and the public right-of-way.

Timeframe: Short term and ongoing

Primary responsibility:

City: Planning, Building and Code Enforcement (Code Enforcement)

Action: Code Enforcement has undertaken a proactive effort to enforce municipal codes regulating the percentage of store windows that can be covered with advertisements and other signs. Code Enforcement inspectors should continue to inform businesses of regulations regarding signage and issue citations as necessary.

In addition, Code Enforcement is proactively enforcing prohibitions on posting advertisements or notices of any kind in the public right-of-way, including on benches, telephone poles, and light standards. Continuation of these efforts will improve the general appearance of the community and reduce litter resulting from the distribution of flyers and advertisements.

While the City cannot regulate the content of advertisements, this action will also indirectly reduce the number of alcohol related advertisements displayed in the community. (*Pages 45 and 59*)

12e. Increase community awareness of and compliance with code enforcement programs.

Timeframe: Short term and ongoing

Primary responsibility:

City: Planning, Building and Code Enforcement (Code Enforcement), PRNS, and other City departments as necessary

Action: In order to promote compliance with City codes, PRNS and Code Enforcement staff should pursue opportunities to increase community awareness of code enforcement programs. Information about these programs could be provided at various community meetings and events and as part of other outreach programs initiated by this *Plan*. This outreach should discuss City codes that affect the community and ways that the community can assist with the enforcement of codes by reporting violations observed throughout the area. (*Page 59*)

13. PARKING

13a. Require new development to comply with existing parking standards.

Timeframe: Short term and ongoing

Primary responsibility:

City: Planning, Building and Code Enforcement (Plan Implementation)

Action: The City's Zoning Code and Residential Design Guidelines dictate the number of parking spaces required for new development. The Department of Planning, Building and Code Enforcement (Plan Implementation) should ensure that any new projects in Washington comply with these regulations to avoid adverse impacts to street parking in the surrounding neighborhood. *(Page 59)*

13b. Increase the abatement of abandoned and inoperable vehicles.

Timeframe: Short term and ongoing

Primary responsibility:

City: Planning, Building and Code Enforcement (Code Enforcement) and PRNS

Community: Community organizations

Action: As discussed in item 8b, the abatement of abandoned or inoperable vehicles should be increased through heightened Code Enforcement activity and the instigation of a community notification program. These actions will contribute to the availability of street parking by removing vehicles illegally parked in the public right-of-way. *(Pages 50 and 59)*

13c. Enforce parking restrictions and repaint faded red curbs.

Timeframe: Medium term and ongoing

Primary responsibility:

City: Police Department (Parking Control), Streets and Traffic, and PRNS

Community: Community members

Action: The Parking Control Unit of the Police Department should issue citations to vehicles illegally parked at red curbs or other restricted areas. In addition, Parking Control officers should respond to reports of parked vehicles blocking private driveways or access to public rights-of-way. Members of the Washington community should assist with this enforcement by participating in programs to repaint faded red curbs, including the Adopt-A-Curb and Adopt-A-Street programs. Streets and Traffic and PRNS staff should promote these programs among community members and provide the community with the resources and equipment necessary to repaint the curbs. *(Page 59)*

14. COMMUNITY ORGANIZING AND PRIDE

14a. Assist neighborhoods to form neighborhood associations and strengthen existing community organizations.

Timeframe: Medium term

Primary responsibility:

City: PRNS

Action: PRNS staff should conduct outreach to encourage the formation of new or expanded neighborhood organizations throughout Washington. PRNS staff should provide the resources and direction necessary to strengthen existing organizations. All new and existing organizations in the area should contribute to the implementation of the *Washington Neighborhood Revitalization Plan* through direct participation in many of the action items as well as through outreach to the larger community. (Page 60)

14b. Assist community organizations establish non-profit status to facilitate fundraising for community improvements and events.

Timeframe: Medium term

Primary responsibility:

City: PRNS

Action: Non-profit status would enable Washington community groups to receive various grants and accept donations to support community improvements and activities. PRNS staff should assist new and existing community groups to apply for tax-exempt status through resources available at the Neighborhood Development Center.

Washington community groups are encouraged to apply for grants through private organizations and/or service groups. The City is exploring the potential for establishing a grant program to match the funds raised by community groups in neighborhood revitalization areas. PRNS staff should assist the community to identify potential funding opportunities and prepare grant applications. (Page 60)

14c. Assist the community organize and hold various improvement and/or social events.

Timeframe: Short term and ongoing
(until discretionary funding is depleted)

Primary responsibility:

City: PRNS and other City departments
as necessary

Action: Community members should play an active role in improving the conditions of their neighborhoods by participating in existing programs (e.g., Adopt-A-Street, Coastal Clean-up Day, etc.) and sponsoring events to improve targeted areas. Special events could involve planting or trimming trees, repainting red curbs, picking up litter, painting out graffiti, etc. The community should contribute to the maintenance of various improvements made through this *Revitalization Plan*, including beautification projects and park areas.

Social events such as picnics or festivals are encouraged to increase interaction between members of the community. Such events could be held in conjunction with the improvement events described above to encourage participation in those events and to celebrate the hard work of the community. The Advisory Group allocated \$10,000 of discretionary funds for such community events. Washington community groups should apply for additional funds through the City or outside sources to supplement this fund (see action item 14b.).
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14d. Strengthen and enhance programs and services available to the community and increase community awareness of these resources.

Timeframe: Short term and ongoing

Primary responsibility:

City: PRNS and other City departments
as necessary

Action: PRNS staff and private organizations should continue to provide programs and services to the Washington community through existing facilities and expand these opportunities through the new Washington Area Youth Center and Biblioteca Latinoamericana. Specific facilities and the programs they provide are described in the Community Organizing and Pride section of the preceding chapter. PRNS staff should develop a comprehensive outreach approach to increase community

awareness of various programs available to the community. The Advisory Group allocated \$10,000 of discretionary funds for community events and outreach; a portion of these monies could be used to facilitate this outreach effort. (*Pages 60-61*)

14e. Publish a resource book to inform the community of available programs and services.

Timeframe: Short term

Primary responsibility:

City: PRNS

Community: Community organizations

Action: PRNS staff should assist Washington community organizations publish a resource book to inform residents of the programs and services that are available to the community. The book should focus on the positive resources that are available to youth and are within walking distance or easily accessible by transit, including activities in the downtown area.

15. WASHINGTON SCHOOL

15a. Provide an area for safely picking up and dropping off students at Washington School.

Timeframe: Medium term

Primary responsibility:

City: PRNS

Other parties: San José Unified School District

Action: Adequate space for a pick-up/drop-off area may become available after the completion of the Washington School Expansion and Modernization project currently under construction. If this area is not adequate for a pick-up and drop-off area, the school district should investigate funding sources to design and construct an appropriate area. PRNS staff should assist the San José Unified School District with this effort and explore the potential for combining this action item with other projects planned around the school, as described in action item 7e. (Page 61)

15b. Enhance recreational amenities and improve lighting conditions at Washington School.

Timeframe: Long term

Primary responsibility:

City: PRNS

Other parties: San José Unified School District

Action: The San José Unified School District and PRNS staff should continue to pursue funding for improvements to Washington School property including enhancing play equipment and turf fields, and improving lighting conditions. The potential for combining these improvements with other projects planned around Washington School should be explored to maximize existing and future funding opportunities (see action item 7e). (Pages 47 and 61)

16. BUSINESS COMMUNITY

16a. Strengthen area businesses by providing assistance to business owners.

Timeframe: Short term

Primary responsibility:

City: Office of Economic Development and PRNS

Action: The Washington Advisory Group allocated \$3,000 of discretionary funds to subsidize the dues for Washington area businesses to join the Willow Street Business Association or a local Chamber of Commerce. The Office of Economic Development is working to secure matching funds to support this effort. This funding would also reimburse businesses the cost of attending workshops to strengthen business skills such as marketing, management, and budgeting. Office of Economic Development and PRNS staff should develop an outreach strategy for informing area businesses of this opportunity.

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16b. Continue existing programs to enhance businesses in the Monterey Corridor Redevelopment Area and pursue solutions to conflicts on Bellevue Avenue.

Timeframe: Medium term

Primary responsibility:

City: Redevelopment Agency, Planning, Building and Code Enforcement (Planning Services), and other City departments as necessary

Action: Through the Monterey Corridor Redevelopment Project, the Redevelopment Agency should evaluate potential approaches to resolving conflicts between land uses on Bellevue Avenue. Automotive and industrial shops on the south side of Bellevue frequently block residential traffic traveling down the street by temporarily parking cars in the public right-of-way. Solutions to this issue may require a collaborative effort between the Redevelopment Agency, Planning, Building and Code Enforcement, and other City departments. *(Page 62)*

16c. Enhance the physical appearance of businesses.

Timeframe: Medium term and ongoing

Primary responsibility:

Community: Property owners

Action: Business owners are encouraged to make simple modifications to enhance the visual interest of their properties. The cost of these modifications are the responsibility of the property owner, however, this *Plan* contains ideas for improvements that require minimal financial investments yet enhance the appearance of the business and the surrounding neighborhood (see the Business Community section of the preceding chapter). Through the outreach effort described in action item 16a, the Office of Economic Development and PRNS staff should encourage business owners to apply for loans to finance these improvements.

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17. AIRPORT NOISE

17a. Provide noise attenuation treatments to Washington area homes and businesses located within the Airport Noise Corridor.

Timeframe: Medium term

Primary responsibility:

City: PRNS

Other parties: Federal Aviation Administration

Action: Based on the City Council's recommendation, the Federal Aviation Administration should provide federal funds to soundproof Washington area homes that exceed federal noise standards. PRNS staff should work with the Federal Aviation Administration toward this goal. (*Pages 62-63*)

TABLE 3: ACTION PLAN SUMMARY

IMPLEMENTATION ITEM	ACTION	RESPONSIBILITY	FUNDING	TIMEFRAME
1. Neighborhood Character	1a. Preserve and enhance the existing strengths of Washington.	All Parties		Ongoing
2. Housing				
New Housing Opportunities	2a. Pursue the development of housing in Washington, with high priority given to affordable housing. City Departments should support this development by providing interested developers with information on suitable sites.	Private Developers and/or non-profit organizations	Private sources	Long term and ongoing
	2b. Notify existing Washington area residents of available new housing units as new projects are approved and constructed.	Private developers, Community, and PB&CE* (Plan Implementation)	Private sources	Ongoing
	2c. Review the Zoning and General Plan designations on South First Street to identify potential changes that would support the development of housing and compatible uses.	PB&CE (Planning Services)	City budget+	Short term
Private Property Improvements	2d. Preserve existing housing by encouraging property owners to maintain the condition of their properties.	Property Owners, PRNS,* and Housing	Private sources	Medium term and ongoing
	2e. Enhance existing housing by improving the appearance and function of properties.	Property Owners	Private sources	Medium term
	2f. Encourage property owners to enhance the appearance and function of properties through improvements suggested in the <i>Plan</i> by publicizing rehabilitation loan and paint grant programs among existing residents.	Housing, PRNS, and PB&CE	City budget	Medium term
Community Workshops	2g. Organize and host a variety of workshops to inform area residents and property owners about opportunities for improving their properties.	PRNS, Housing, PB&CE (Code Enforcement), other City Departments, and Community	City budget	Short term and ongoing
Homeownership	2h. Explore opportunities for increasing the rate of homeownership by Washington area residents.	Housing, PRNS, and private financial institutions	City budget	Medium term

* PRNS = Department of Parks, Recreation and Neighborhood Services; PB&CE = Department of Planning, Building and Code Enforcement. Many Departments consist of several divisions. Where applicable, the division with the City Department primarily responsible for implementing the improvement item is identified.

+ City budget refers to activities currently funded through existing City programs.

IMPLEMENTATION ITEM	ACTION	RESPONSIBILITY	FUNDING	TIMEFRAME
Homeownership	2i. Explore the potential for expanding the Redevelopment Agency's pilot first time homebuyer program in appropriate areas of Washington.	Redevelopment Agency	Redevelopment Agency budget	Medium term
3. Crime and Negative Activity				
Crime and Loitering	3a. Elevate police presence in critical areas and throughout Washington. Increase the number of officers, including Violent Crime Enforcement Team (VCET) officers, assigned to Washington.	Police	City budget; secure funding for additional officers	Short term and ongoing until crime rates decrease significantly
Crime and Loitering	3b. Encourage community participation in crime reduction efforts.	Police, PRNS, and Community	City budget	Ongoing
Pay Phones	3c. Remove problem pay phones from public property. Police and community members should report problem pay phones to Code Enforcement.	PB&CE (Code Enforcement) and Public Works	City budget	Medium term
	3d. Work with property owners to mitigate problems associated with pay phones on private property.	PB&CE (Code Enforcement) and PRNS	City budget	Medium term
	3e. Work with property owners to remove problem pay phones from private properties.	Police, PRNS, Attorney's Office, and Community	City budget	Medium term
Crime Prevention	3f. Increase community awareness of and participation in crime prevention programs.	PRNS, Police (Crime Prevention), and Community	City budget	Short term
4. Traffic and Pedestrian Safety				
Traffic Control Measures	4a. & 4b. Pursue funding to install traffic signals at the intersections of First and Oak Streets, and Alma Avenue and Plum/Pomona Streets.	Public Works, PRNS, and Redevelopment Agency	Pursue funding	Medium term
Traffic Enforcement	4c. Heighten the enforcement of traffic laws. Periodically use radar equipment to increase community awareness about speeding.	Police (Traffic Enforcement Unit)	City budget	Short term and ongoing
	4d. Identify locations for appropriate traffic calming devices to reduce speeding and increase pedestrian safety.	Streets and Traffic, PRNS, and Community	City budget	Short term
Pedestrian and Traffic Safety	4e. Conduct periodic evaluations of the area to determine if additional traffic control measures (e.g., traffic signals, stop signs, crosswalks, and signage) and/or traffic calming devices are warranted.	Streets and Traffic	City budget	Medium term and ongoing

IMPLEMENTATION ITEM	ACTION	RESPONSIBILITY	FUNDING	TIMEFRAME
Conversion of Vine and Almaden	4f. Conduct a study to consider the conversion of Vine and Almaden to two-way streets.	Public Works	Pursue funding	Medium term
5. Lighting Conditions				
Street Lighting	5a. & 5b. Install 20 new street lights in areas identified by the community. Pursue funding to install 20 additional lights. Upgrade existing lights as necessary.	Public Works and PRNS	\$140,000 of discretionary funds for 20 lights; pursue CDBG or other funding for remaining 20 lights.	Medium term or before, as funding is available
	5c. Encourage the community to report needed street light repairs to Streets and Traffic.	PRNS and Community	City budget	Short term and ongoing
Property Lighting	5d. Coordinate a community grant program to assist residents with the cost of installing additional lights on their properties. Encourage residents to leave porch lights on at night.	PRNS and Community	\$10,000 of discretionary funds.	Short term
	5e. Improve lighting conditions at Washington School around the basketball courts, turf field, and play equipment.	San José Unified School District	Pursue funding	Medium term
6. Alcohol Related Issues				
Alcohol Related Incidents	6a. Decrease the occurrence of negative behavior associated with the sale or consumption of alcohol through increased police presence and enforcement of applicable City codes.	Police and PB&CE (Code Enforcement)	City budget	Short term and ongoing as necessary
	6b. Explore potential methods for closing problem bars and liquor stores and preventing new alcohol related businesses from opening in Washington.	Attorney's Office, PB&CE, PRNS, and Community	City budget	Medium term
Sale of Alcohol to Underaged Individuals	6c. Work with the community to monitor the need for additional stings on businesses to prevent the sale of alcohol to underaged individuals.	Police and PRNS	City budget	Short term and ongoing
7. Parks and Recreation				
Acquisition	7a. Acquire one or more sites for a future mini-park, tot lot, and/or community garden using allocated discretionary funds.	PRNS (Parks Planning)	\$384,000 of discretionary funds; pursue additional funding.	Medium term or sooner if possible

IMPLEMENTATION ITEM	ACTION	RESPONSIBILITY	FUNDING	TIMEFRAME
Acquisition	7b. Pursue funding to acquire additional park sites (as necessary).	PRNS (Parks Planning)	Pursue funding	Medium term
Design and Construction of Park Amenities	7c. Pursue funding to design and construct amenities on acquired sites. Involve the community in the design process.	PRNS (Parks Planning)	Pursue funding	Medium term
Guadalupe River Flood Control Project	7d. Coordinate with the Santa Clara Valley Water District to provide a pedestrian and bicycle path along the river. Pursue the development of amenities along the path where it passes under the railroad tracks near Willow and McLellan. Pursue the acquisition of suitable remnant parcels for public recreation use.	PRNS (Parks Planning)	Funding allocated in CIP	Short term
Sherman Street Closure	7e. Collaborate to prepare a master plan for the area encompassing the vacated portion of Sherman Street, the Youth Center, and Washington School to maximize recreational and open space opportunities.	PRNS (Parks Planning), Redevelopment Agency, PB&CE (Planning Services), San José Unified School District, and Community	Pursue funding	Short term
	7f. Design and construct amenities based on the recommendations of the master plan.	PRNS (Parks Planning), Redevelopment Agency, PB&CE (Planning Services), and Community	Pursue funding	Medium term
Washington School	7g. Enhance existing basketball courts, turf field, and play equipment at Washington School.	San José Unified School District and PRNS	Pursue funding	Medium term
Youth Centers	7h. Maximize the programs and services provided at the youth centers in Washington.	PRNS and service providers such as Catholic Charities	City budget	Ongoing
Alma Youth Center	7i. Identify funding to enhance the outdoor recreation area at the Alma Youth Center.	PRNS	Pursue funding	Medium term
8. Blight				
Private Property Improvements	8a. Property owners should meet health and safety standards for their properties and enhance the appearance of properties. The City should support this effort by enforcing applicable codes and publicizing rehabilitation loans and paint grant programs in Washington.	Property Owners, PB&CE (Code Enforcement), and Housing	Private sources	Medium term and ongoing

IMPLEMENTATION ITEM	ACTION	RESPONSIBILITY	FUNDING	TIMEFRAME
Vehicle Abatement	8b. Increase enforcement of codes pertaining to abandoned and inoperable vehicles. Assist the community organize a voluntary program to leave informational notices on abandoned or inoperable vehicles with follow up by Code Enforcement.	PB&CE (Code Enforcement) and PRNS	City budget	Short term and ongoing
Dumping and Litter Control	8c. Increase enforcement of codes pertaining to dumping and issue citations when dumping is observed. Streets and Traffic should remove dumped items from the public rights-of-way, including alleys.	PB&CE (Code Enforcement) and Streets and Traffic	City budget	Short term and ongoing
	8d. Explore options for apartment tenants to discard of unwanted items. Increase community awareness of alternatives to dumping.	Environmental Services Department, PB&CE (Code Enforcement), and PRNS	City budget	Medium term
Bin Clean-ups	8e. Organize clean-up events using discretionary funds. Provide additional clean-ups through existing programs.	PRNS Code Enforcement, and Community	\$10,000 of discretionary funds; City budget for existing programs.	Short term and ongoing
Community Improvements	8f. Help organize comprehensive community improvement events, working with community and coordinating with other departments as necessary.	PRNS and PB&CE (Code Enforcement)	City budget; partial use of \$10,000 of discretionary funds allocated for community events.	Short term and ongoing
Vacant Lots	8g. Require property owners to improve the appearance of vacant lots.	PB&CE (Code Enforcement)	City budget	Short term and ongoing
Guadalupe River Clean-up	8h. Assist and encourage the community to participate in creek clean-up events as necessary. Work with SCVWD on long-term solutions.	Environmental Services Department, PRNS, and Community	City budget	Short term and ongoing
Anti-Graffiti Program	8i. Increase community awareness of and participation in the City's Anti-Graffiti Program.	PRNS and Community	City budget	Short term and ongoing
9. Alleys				
Closure	9a. & 9b. Collaborate with the community to close as many alleys as possible. Obtain property owner cooperation as necessary.	PRNS, Public Works (Real Estate), PB&CE (Planning Services), and Community	City budget and community resources; pursue CDBG funding	Medium term

IMPLEMENTATION ITEM	ACTION	RESPONSIBILITY	FUNDING	TIMEFRAME
Closure	9c. Explore legal approaches for closing alleys when closure is prevented by only one or two property owners.	Attorney's Office	City budget	Medium term
Improvements	9d. Improve the safety and appearance of the public right-of-way of alleys that must remain open (i.e., pavement reconstruction, drainage improvements, street lighting).	Public Works, Streets and Traffic, and PB&CE (Planning Services)	Pursue CDBG funding	Medium term until all alleys are either closed or improved
	9e. Develop a mechanism for routine City maintenance of all improved alleys.	Streets and Traffic	Identify funding for an ongoing budget	Medium term
	9f. Improve private properties adjacent to the alleys that must remain open (i.e., enhance fences and structures abutting the alley, add landscaping or hardscape areas, and provide trash enclosures).	Property Owners	Private sources; explore additional funding sources	Long term
10. Street Maintenance and Streetscape Appearance				
Street Maintenance	10a. Repair potholes and damage in the public rights-of-way, conduct regular maintenance on street infrastructure, and apply preventative treatments on all streets.	Streets and Traffic	City budget	Short term and ongoing
	10b. Repair damaged sidewalks, curbs, and gutters.	Property Owners	Private sources and Advisory Group and City grant programs	Short term and ongoing
Street Maintenance	10b. Promote the City's Curb and Sidewalk Repair grant program among property owners and assist with the distribution of the Advisory Group grants.	Streets and Traffic and PRNS	\$145,000 of discretionary funds for Advisory Group grant program; City budget for City grant program	Short term and ongoing
Streetscape Appearance	10c. Assist the community implement planned beautification projects and pursue additional beautification opportunities including public art projects, landscaping median islands, and planting street trees in the public rights-of-way.	PRNS and Community	\$15,000 of discretionary funds for current project; pursue funding for additional projects	Short term and ongoing

IMPLEMENTATION ITEM	ACTION	RESPONSIBILITY	FUNDING	TIMEFRAME
Streetscape Appearance	10d. Structurally trim street trees and replace trees causing excessive damage to streets, curbs, and sidewalks.	Streets and Traffic	\$8,000 of discretionary funding to trim 60 trees; pursue funding to trim additional trees.	Short term for identified trees; long term for all trees
Street Sweeping	10e. Explore alternatives to the existing program, specifically, a manual street sweeping program. Identify a service provider for this program.	Streets and Traffic and PRNS	Pursue funding	Medium term
	10f. Monitor the existing street sweeping program to maximize its effectiveness.	Streets and Traffic and Community	City budget	Short term and ongoing (as necessary)
	10g. Encourage residents to post informational signs reminding neighbors of sweeping days.	PRNS and Community	City budget	Short term
Curb Cuts	10h. Install handicap accessible curb cuts at locations identified by the community.	Public Works	City budget	Medium term
11. Storm Drainage	11a. Repair damaged curbs and gutters that impede proper drainage. Streets and Traffic and PRNS should promote existing grants available to assist with these repairs.	Property Owners, Streets and Traffic, and PRNS	Private sources and City and Advisory Group grant programs	Short term and ongoing
	11b. Increase maintenance of existing storm drains and drainage infrastructure.	Streets and Traffic	City budget	Short term and ongoing
	11c. Coordinate with CalTrans to resolve drainage issues under Interstate 280 at Almaden Avenue.	Streets and Traffic	City budget	Short term
	11d. Evaluate the need for additional or enhanced drainage infrastructure.	Public Works	City budget	Medium term
12. Code Enforcement				
Illegal Businesses	12a. Proactively enforce codes to eliminate businesses operating without appropriate permits and licenses or conducting activities inconsistent with their permits/licenses.	PB&CE (Code Enforcement)	City budget	Short term and ongoing
Illegal Housing Units	12b. Enforce codes intended to protect the health and safety of the community through the elimination of illegal housing units on a complaint basis.	PB&CE (Code Enforcement)	City budget	Short term and ongoing

IMPLEMENTATION ITEM	ACTION	RESPONSIBILITY	FUNDING	TIMEFRAME
Blight Reduction	12c. Increase enforcement of codes intended to improve the appearance of the area.	PB&CE (Code Enforcement)	City budget	Short term and ongoing
Excessive/Illegal Signage	12d. Continue efforts to eliminate excessive and illegal signs from store windows and the public rights-of-way.	PB&CE (Code Enforcement)	City budget	Short term and ongoing
Community Outreach	12e. Pursue opportunities to increase community awareness of and compliance with code enforcement programs.	PB&CE (Code Enforcement) and PRNS	City budget	Short term and ongoing
13. Parking				
Parking Standards	13a. Require new developments to provide adequate off-street parking.	PB&CE (Plan Implementation)	City budget	Short term and ongoing
Vehicle Abatement	13b. Increase the abatement of abandoned or inoperable vehicles; help organize a community notification program.	PB&CE (Code Enforcement), PRNS, and Community	City budget	Short term and ongoing
Red Curbs	13c. Increase enforcement of parking restrictions. Repaint faded red curbs and encourage community participation in the Adopt-A-Street and Adopt-A-Curb programs.	Police (Parking Control), Streets & Traffic, PRNS, and Community	City budget	Medium term and ongoing
14. Community Organizing and Pride				
Neighborhood Organizations	14a. Assist neighborhoods form neighborhood associations and strengthen existing community organizations.	PRNS	City budget	Medium term
Fundraising	14b. Assist community organizations establish non-profit status to facilitate fundraising for community improvements and events.	PRNS	City budget	Medium term
Community Events	14c. Assist the community hold various improvement and/or social events.	PRNS, other City Departments, and Community	Partial use of \$10,000 of discretionary funds allocated for community events.	Short term and ongoing (until fund is depleted)
Community Outreach and Education	14d. Strengthen and enhance programs and services available to the community and increase outreach about these resources. Pursue additional opportunities for community improvement programs.	PRNS, other City Departments, and Community	Partial use of \$10,000 of discretionary funds allocated for community events	Short term and ongoing (until fund is depleted)

IMPLEMENTATION ITEM	ACTION	RESPONSIBILITY	FUNDING	TIMEFRAME
Community Outreach and Education	14e. Publish a resource book to inform the community of available programs and resources.	PRNS and Community	Partial use of \$10,000 of discretionary funds allocated for community events	Short term
15. Washington School				
Pick-Up and Drop-Off Area	15a. Provide an area for safely dropping off and picking up students on school property.	San José Unified School District and PRNS	Pursue funding	Medium term
Improvements to School Property	15b. Enhance ball courts, turf fields, and play equipment and improve lighting conditions on school property.	San José Unified School District and PRNS	Pursue funding	Long term
16. Business Community				
Assistance to Area Businesses	16a. Strengthen area businesses through outreach about general management and marketing techniques. Provide grants to help business owners join the Chambers of Commerce and attend workshops to develop business skills.	Office of Economic Development	\$3,000 in discretionary funds plus matching funds from the Office of Economic Development	Short term
Monterey Corridor	16b. Continue the existing program to enhance businesses in the Monterey Corridor and pursue solutions to conflicts between businesses and residences on Bellevue Avenue.	Redevelopment Agency and City Departments	Redevelopment Agency budget	Medium term
Physical Improvements	16c. Enhance the physical appearance of businesses by implementing the recommended improvements.	Property Owners	Private sources	Medium term and ongoing
17. Airport Noise	17a. Provide noise attenuation treatments to Washington area homes and businesses located within the Airport Noise Corridor.	Federal Aviation Administration and PRNS	FAA budget	Medium term

APPENDIX A: PROPERTY IMPROVEMENTS

Ideas for:
Multiple-Family Housing Improvements
Commercial Property Improvements
Alley Improvements

Figure A-1 Before: Existing Condition of Multiple-Family Residential Building

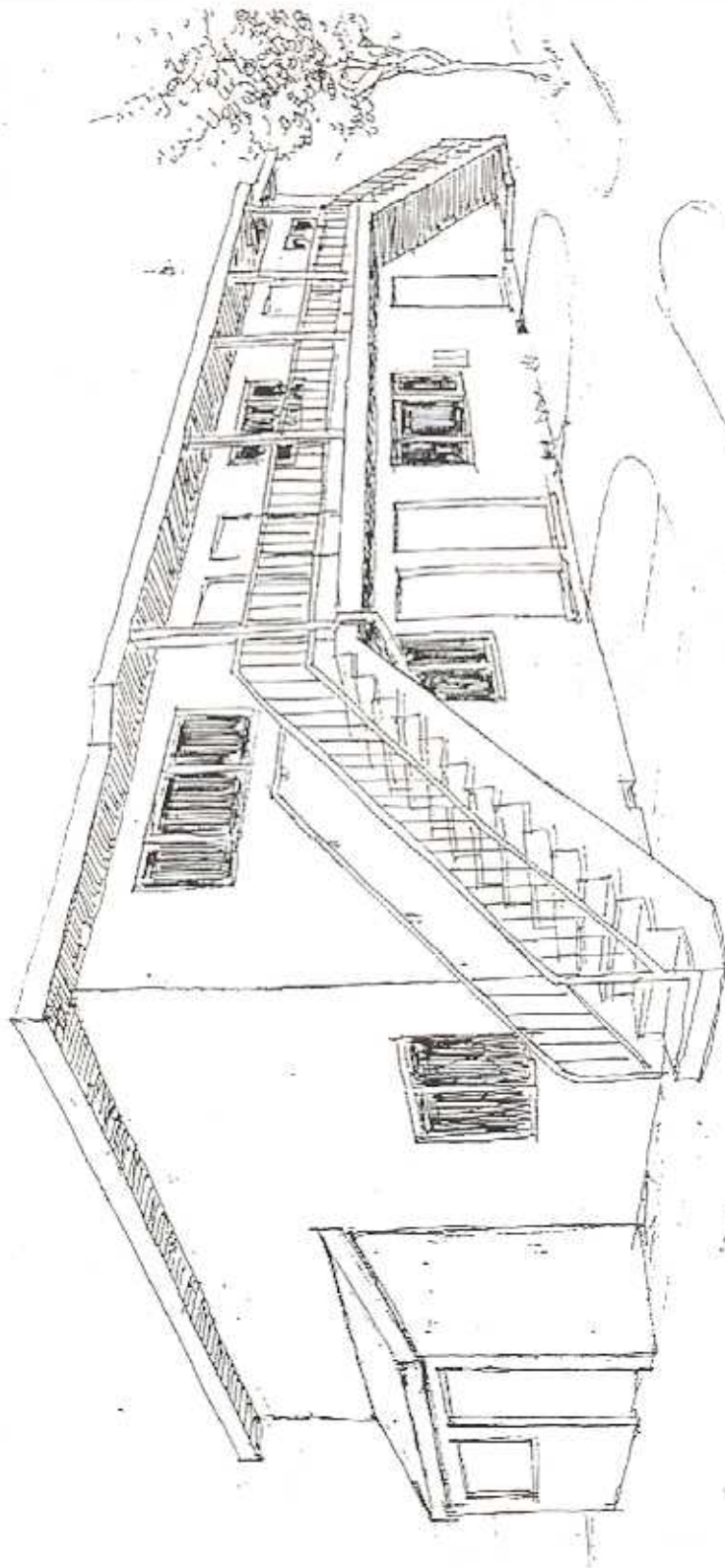


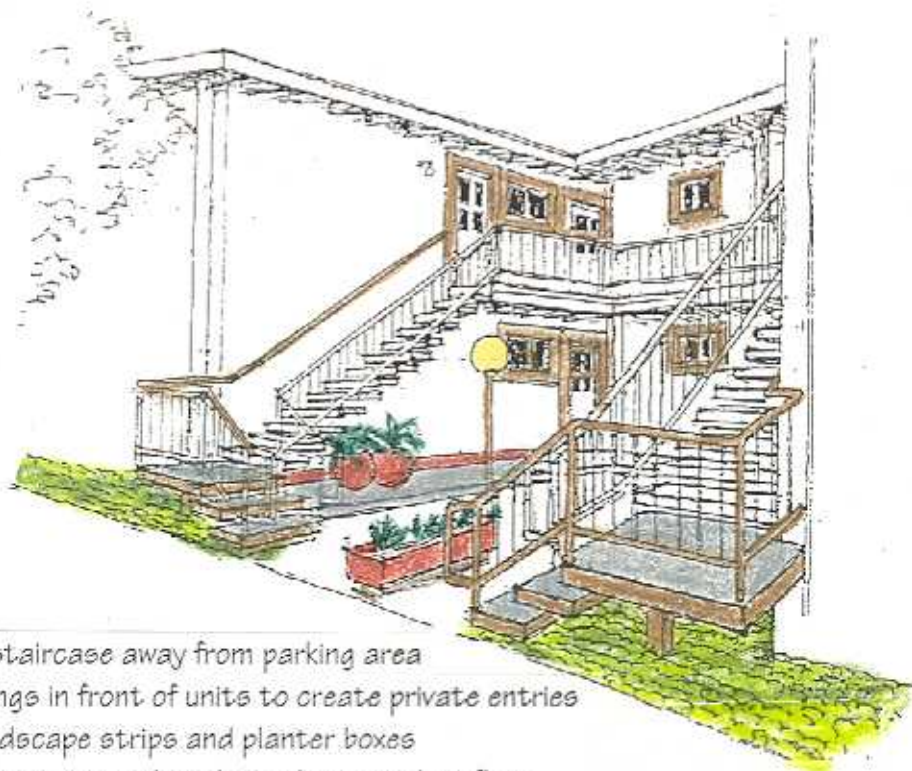
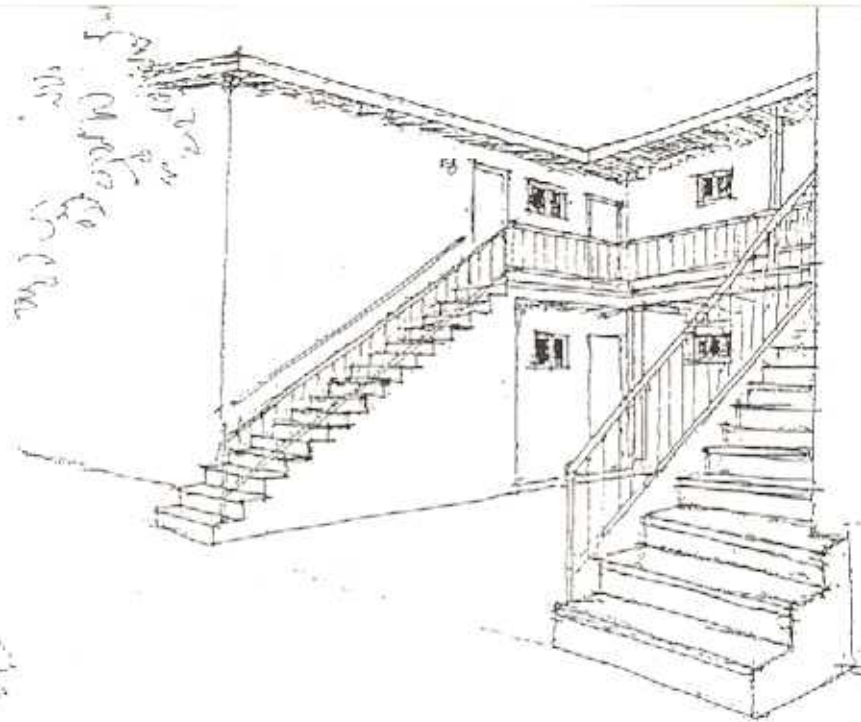
Figure A-2 After: Improvements to Multiple-Family Residential Building



- Add landings in front of each unit to create private entries
- Install landscape strips and window planter boxes
- Add wood trim around windows, doors and roofline
- Repaint building and highlight features

Figure A-3

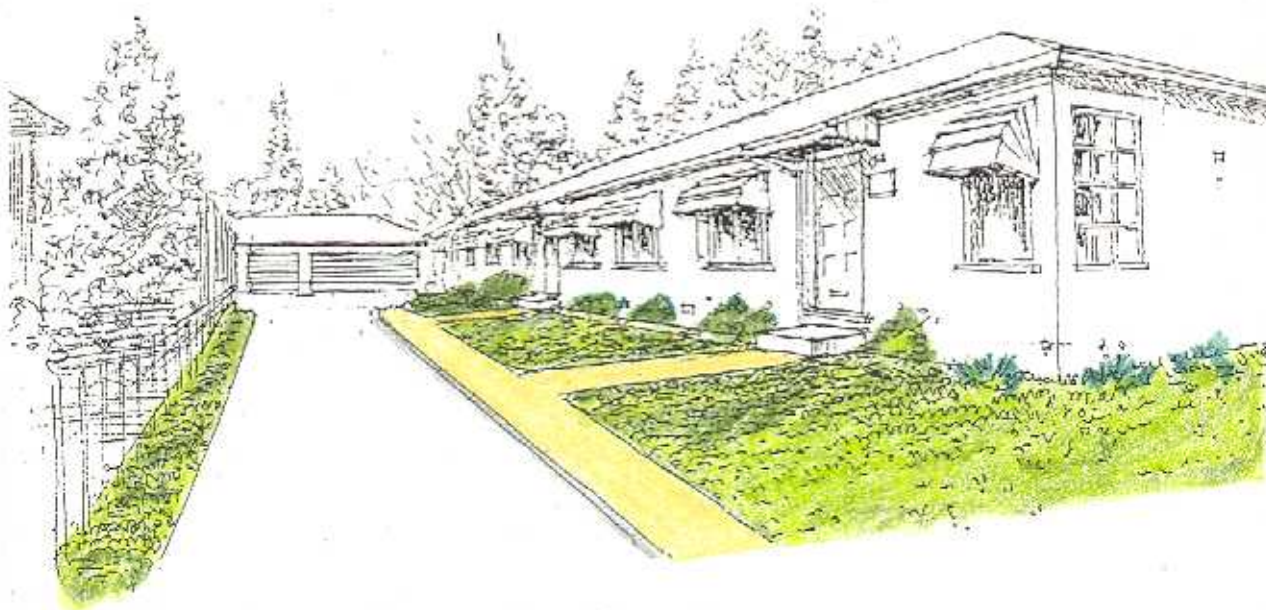
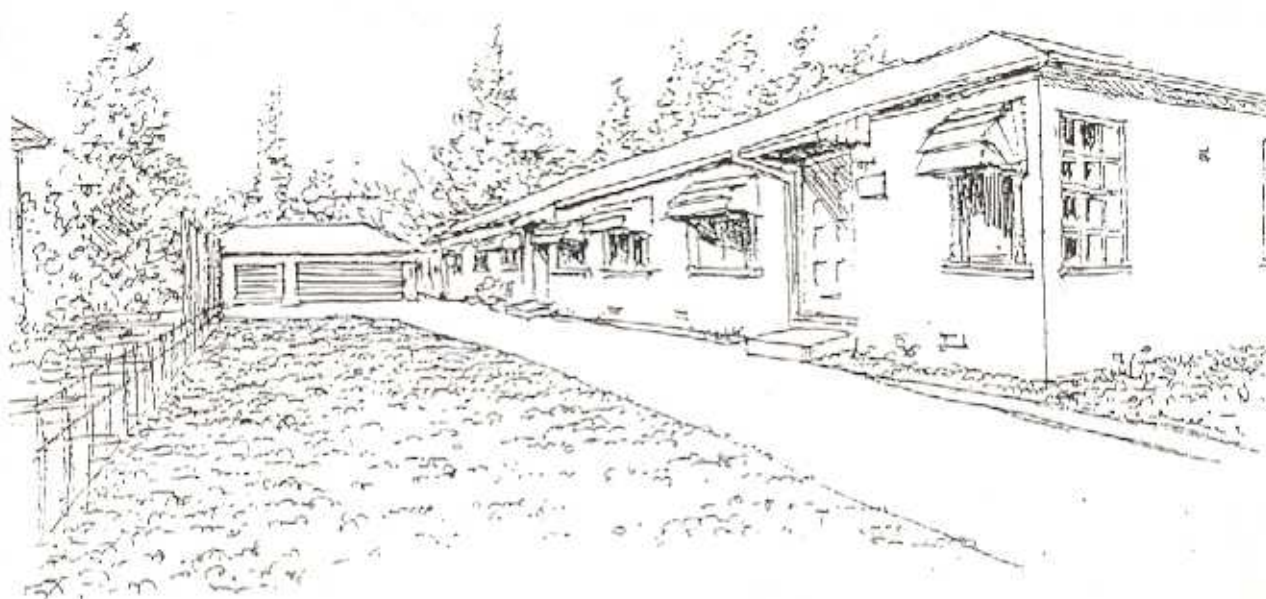
Before and After:
Improvements to Multiple-Family Residential Building



- Reorient staircase away from parking area
- Add landings in front of units to create private entries
- Install landscape strips and planter boxes
- Add wood trim around windows, doors, and roofline
- Repaint building and highlight features

Figure A-4

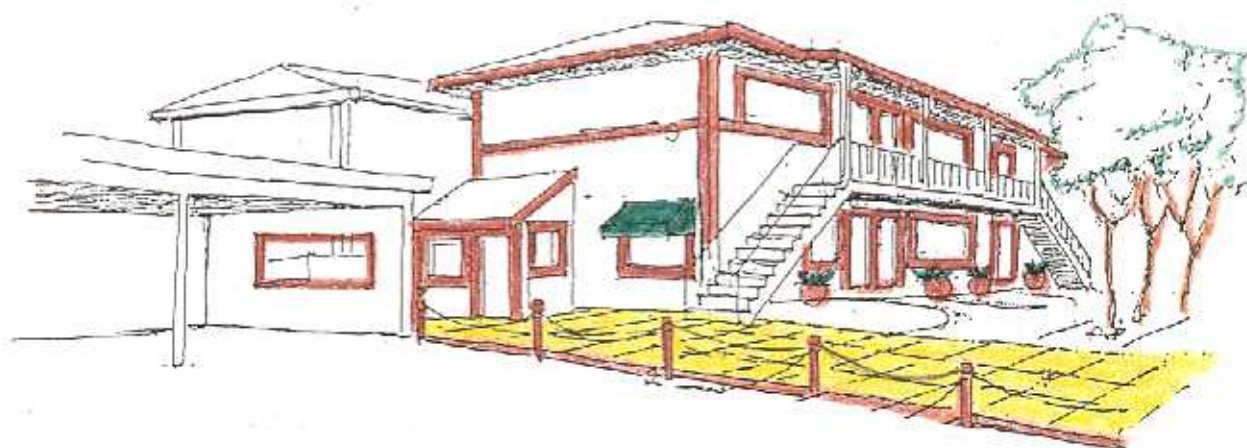
Before and After:
Improvements to Multiple-Family Residential Buildings



- Relocate driveway away from entryways
- Install landscaping and landings in front of each unit

Figure A-5

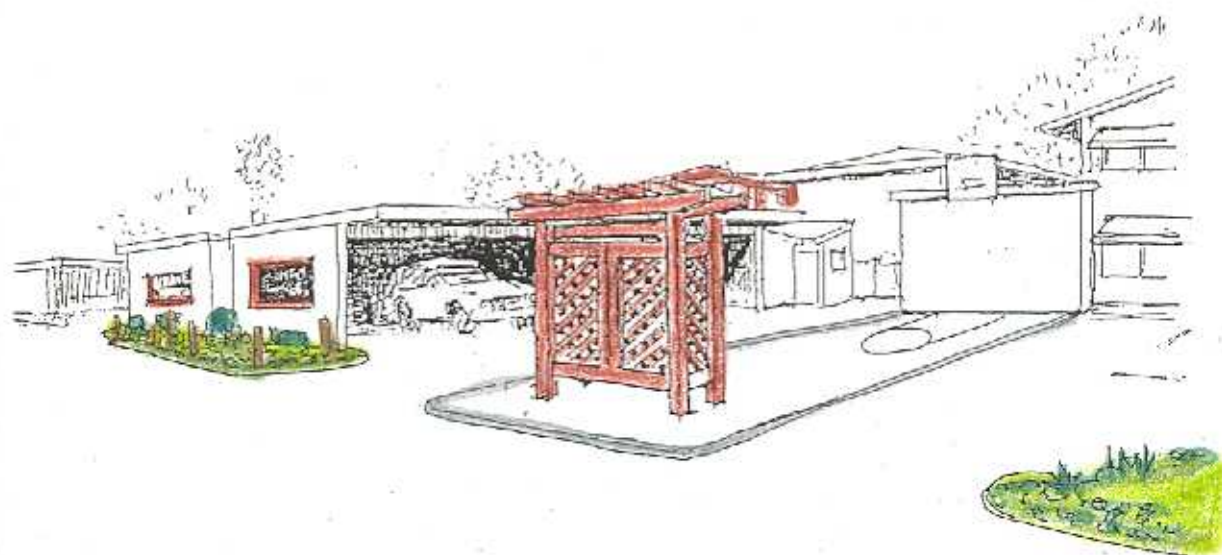
Before and After:
Improvements to Multiple-Family Residential Building and Parking Area



- Repaint building and highlight features
- Add wood trim around windows, doors, and roofline
- Separate parking area from residential units by installing decorative pathways and/or landscaping

Figure A-6

Before and After:
Improvements to Parking Areas Adjacent to Alleys



- Define boundaries of the parking area
- Provide trash bin enclosures
- Add windows to carports to increase visibility and security
- Install landscape strips along buildings and fences

Figure A-7

Before and After:
Improvements to Residential Buildings Adjacent to Alleys



- Install windows in carports to increase visibility and security
- Replace fences with open fences of a common style (i.e., lattice work, wrought iron)
- Add landscape strips along buildings and fences
- Improve the public right-of-way with new pavement, drainage infrastructure, and street lights

Figure A-8

Before and After:
Improvements to Neighborhood Corner Market



- Open windows by removing bars/boards
- Add awnings over doors and windows
- Repaint building and articulate existing features

Figure A-9 Before: Existing Conditions of Neighborhood Corner Market with Attached Residential

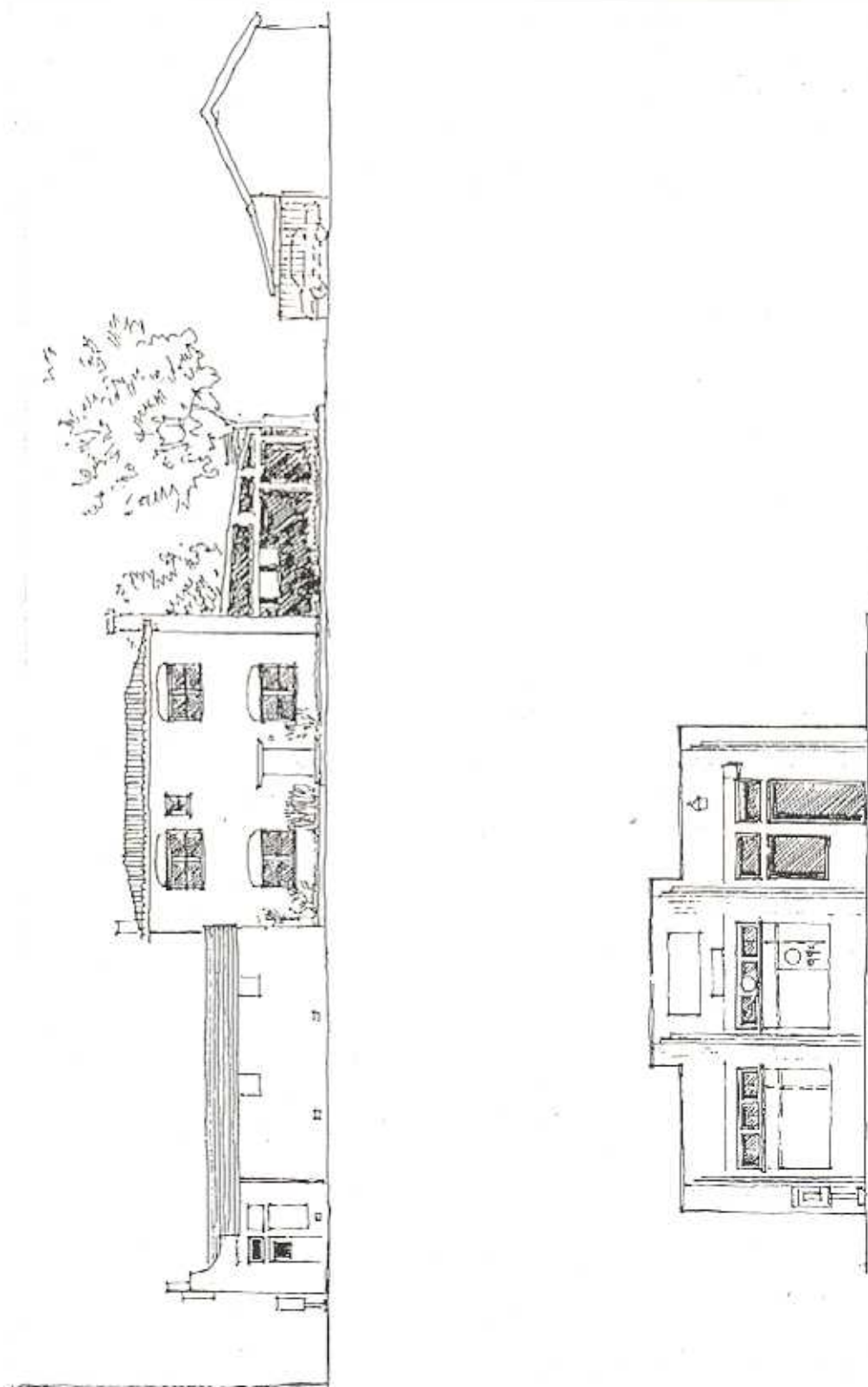


Figure A-10 After: Improvements to Neighborhood Corner Market with Attached Residential



- Repaint building and articulate existing features
- Add decorative tile
- Consolidate signage
- Screen open areas with attractive, open fencing
- Tie residential and commercial uses together

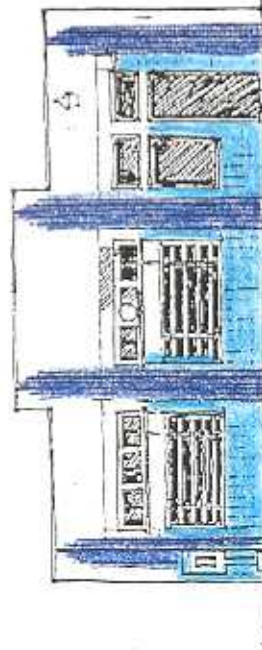


Figure A-11 Before: Existing Conditions of Corner Shopping Center

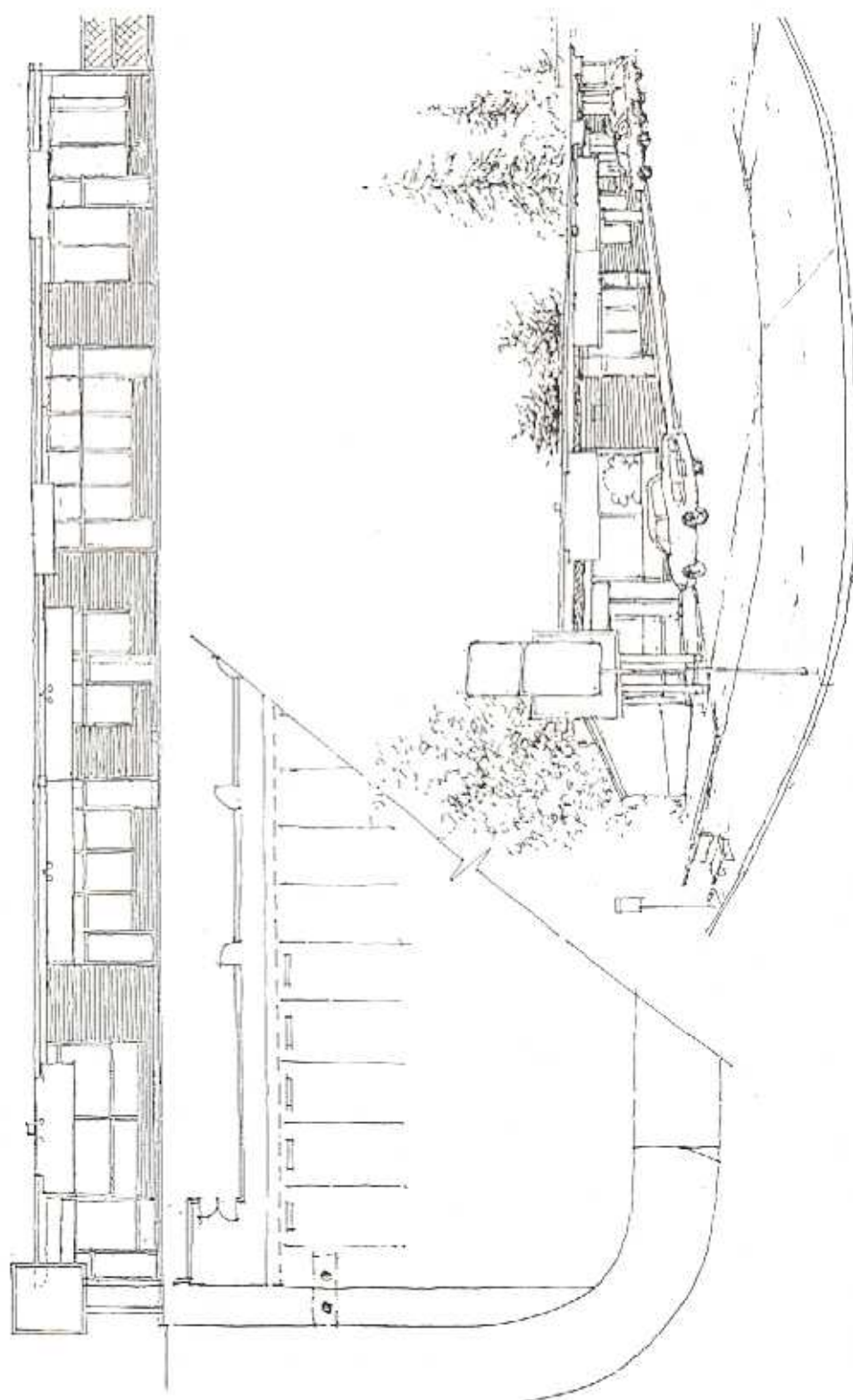
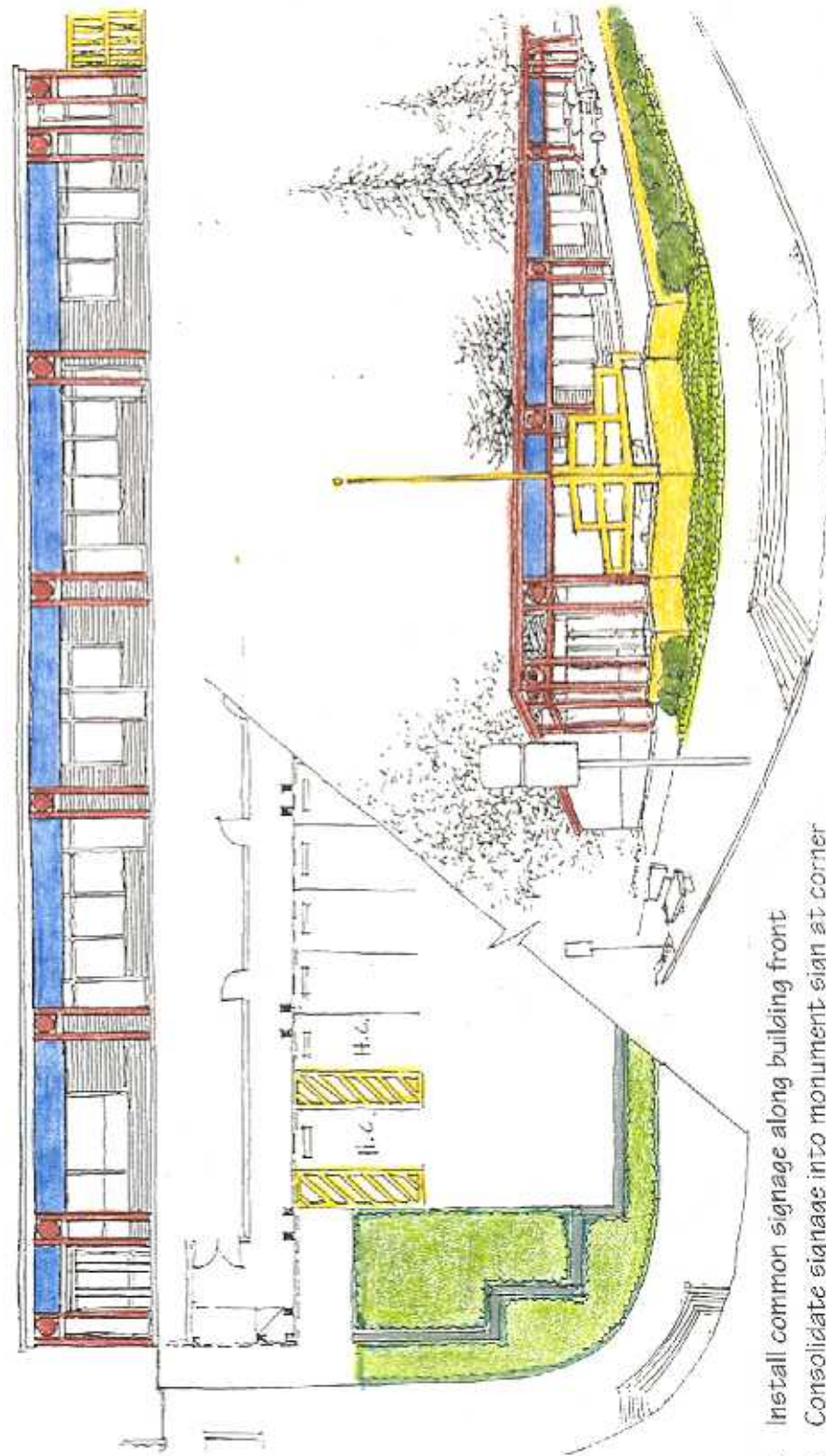


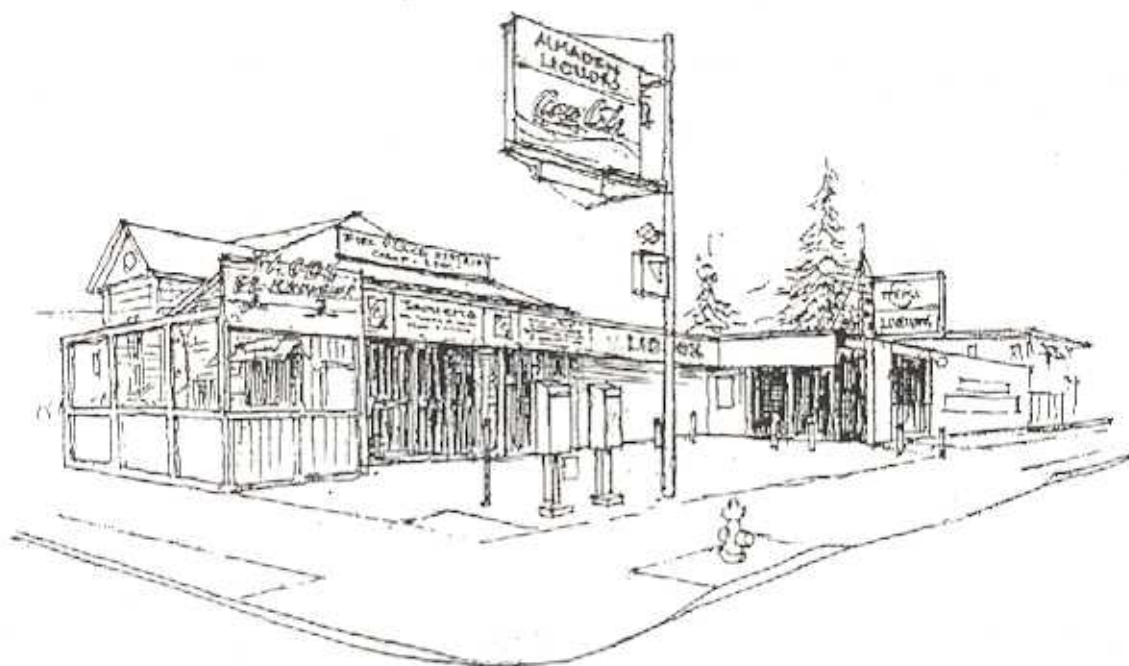
Figure A-12 After: Improvements to Corner Shopping Center



- Install common signage along building front
- Consolidate signage into monument sign at corner
- Enclose parking area with low wall and landscaping
- Provide handicapped parking spaces
- Screen trash/storage areas with attractive fencing

Figure A-13

Before and After:
Improvements to Neighborhood Corner Market



- Consolidate signage to reduce visual clutter
- Tie adjacent uses together
- Install landscaping strips along the street

Figure A-14

Before and After:
Improvements to Commercial Building with Historic Character



- Enhance and articulate existing features
- Open windows
- Install attractive fencing (i.e., lattice) to screen storage areas

APPENDIX B: ALLEY IMPROVEMENTS

ALLEY IMPROVEMENT PLAN

The objective of the following alley improvement plan is to improve the function, appearance, and safety of the alleys in the Washington revitalization area that cannot be closed (see discussion in the Alleys sections of the Improvement Plan and Action Plan chapters). The improvement plan consists of two related components. The first component concerns public right-of-way improvements, including the redesign and reconstruction of the publicly owned portions of the alley and the installation of additional electroliers (street lights). The second component of the improvement plan consists of private property improvements that further contribute to the overall improvement of the alleys and the creation of a more street like atmosphere. The goal is make the alleys safer and more attractive by encouraging them to look and function more like streets. See Figures B-1 and B-2 for examples of comprehensive public and private improvements to the alleys.

PUBLIC RIGHTS-OF-WAY IMPROVEMENTS

The public rights-of-way in the alleys in the Washington revitalization area have suffered from years of neglect and have deteriorated to a point where they can not simply be repaved. The alleys need to be completely reconstructed from the sub-pavement up. In addition, the alleys need to be redesigned to improve drainage and to preclude premature pavement deterioration. Upon completion of reconstruction of the alleys, the alleys will be placed in the City's Pavement Management System and, like other City streets, will be scheduled for routine

pavement maintenance. For sample site plans illustrating planned improvements in the public rights-of-way of two alleys in Washington refer to Figures B-3 through B-6. These plans demonstrate improvements that can be applied to other alleys in Washington where closure is not possible.

Alley reconstruction will consist of the following components:

Drainage

A concrete valley gutter will be constructed down the center or along the side of the alley right-of-way. Runoff will be collected in the valley gutter, and then be deposited into a drain inlet at the ends of each alley. From there the water will be piped underground into the nearest existing storm drain system. This drainage system is the most feasible alternative for the alleys in Washington.

Roadway

The roadway will be reconstructed with asphaltic concrete or concrete over a base of aggregate rock (gravel). The pavement will be designed to withstand the pressure of heavy vehicles such as garbage trucks. To protect the roadway edge from damage from motor vehicles, a concrete border will be constructed along both sides of the roadway. In addition, roadway edges will be graded to conform to the edge of adjacent parking areas and driveways on private properties. In locations where it is not possible to conform to adjacent driveways and/or parking areas, or in situations where these areas are unpaved, the City will work with property owners to pave or repave these areas to conform.

Figure B-1: Comprehensive Alley Improvements

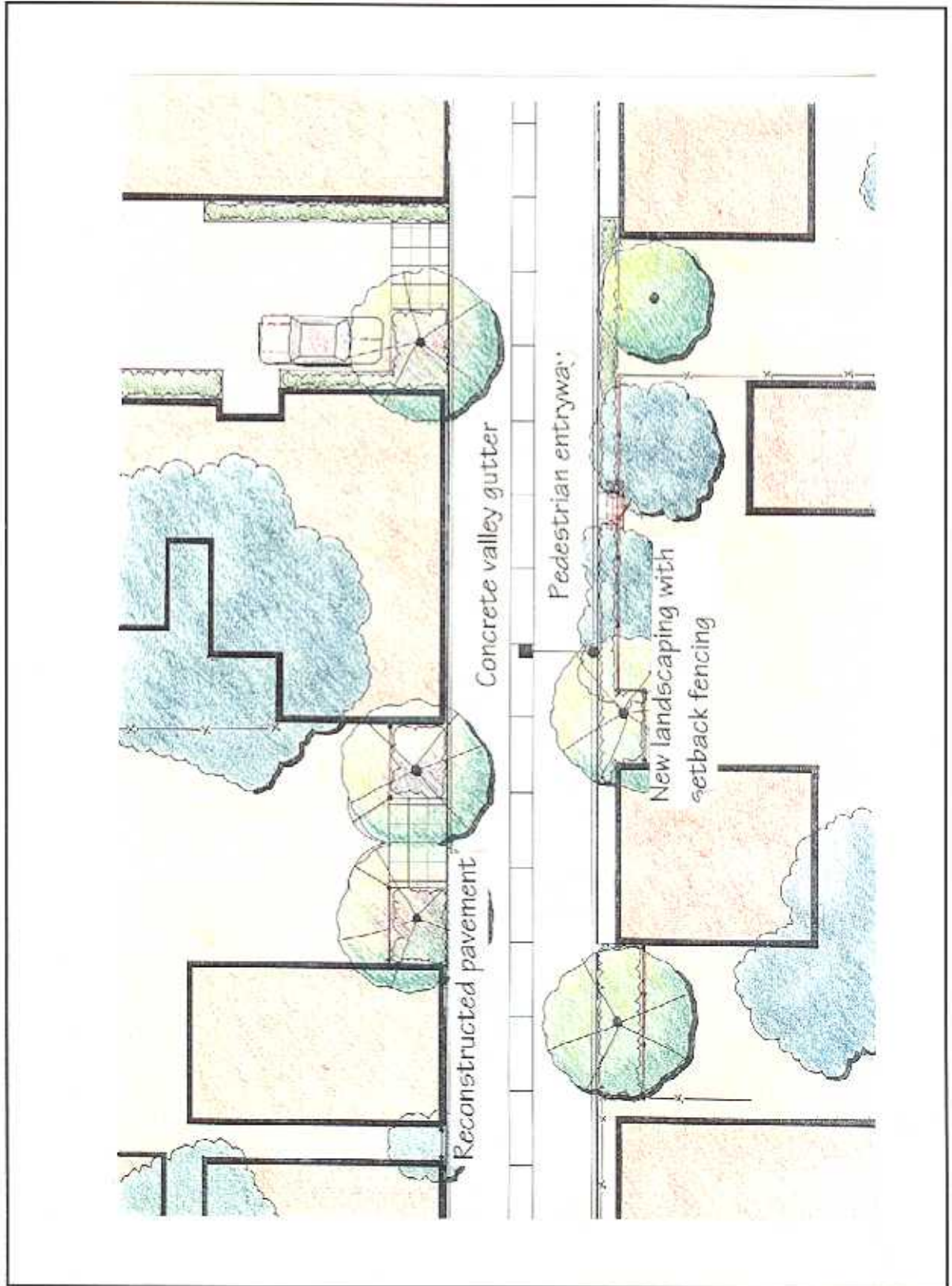


Figure B-2: Comprehensive Alley Improvements

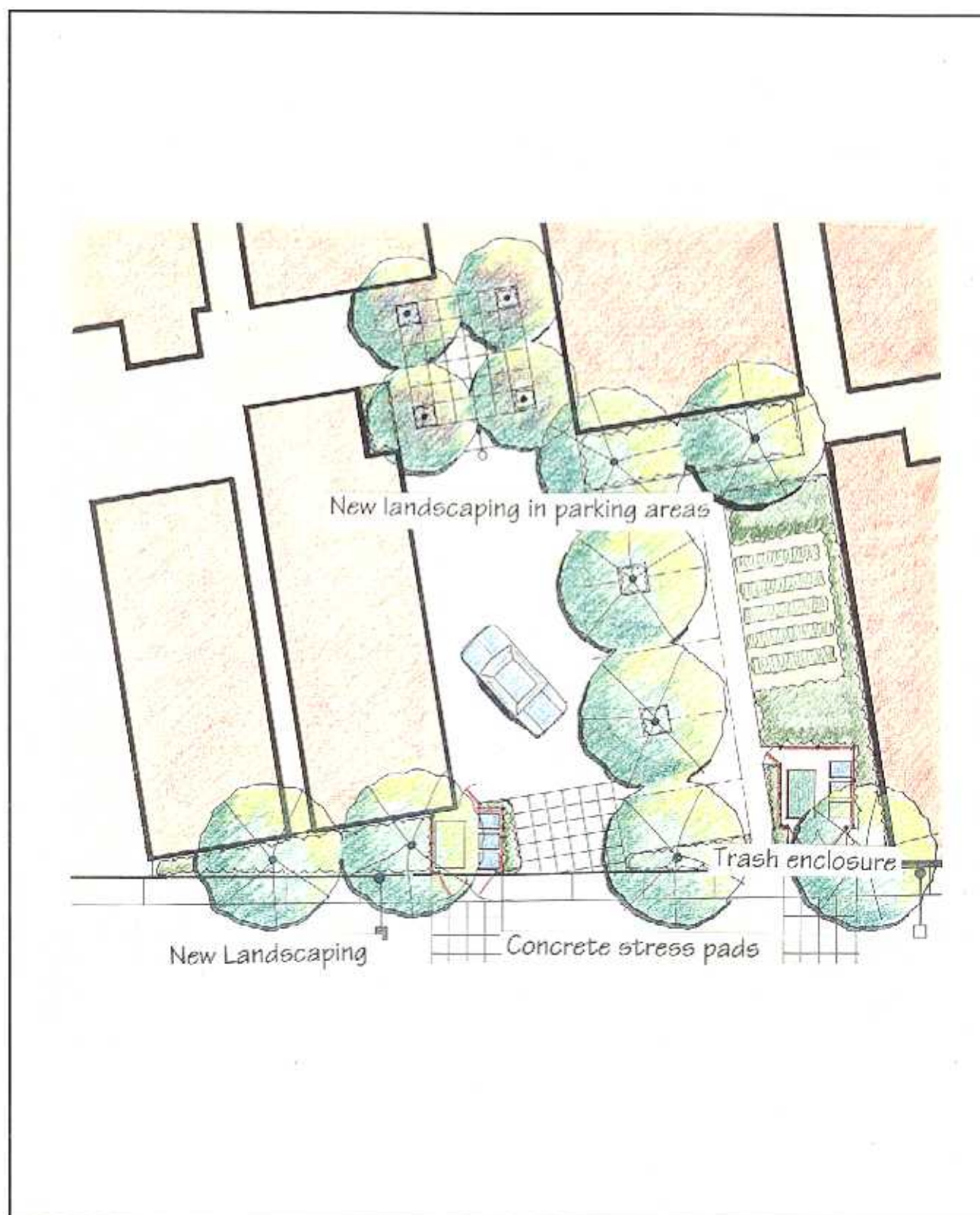


Figure B-4: Proposed Public Right-Of-Way Improvements for the Alley Between West Virginia Street, Almaden Avenue, Oak Street, and Vine Street

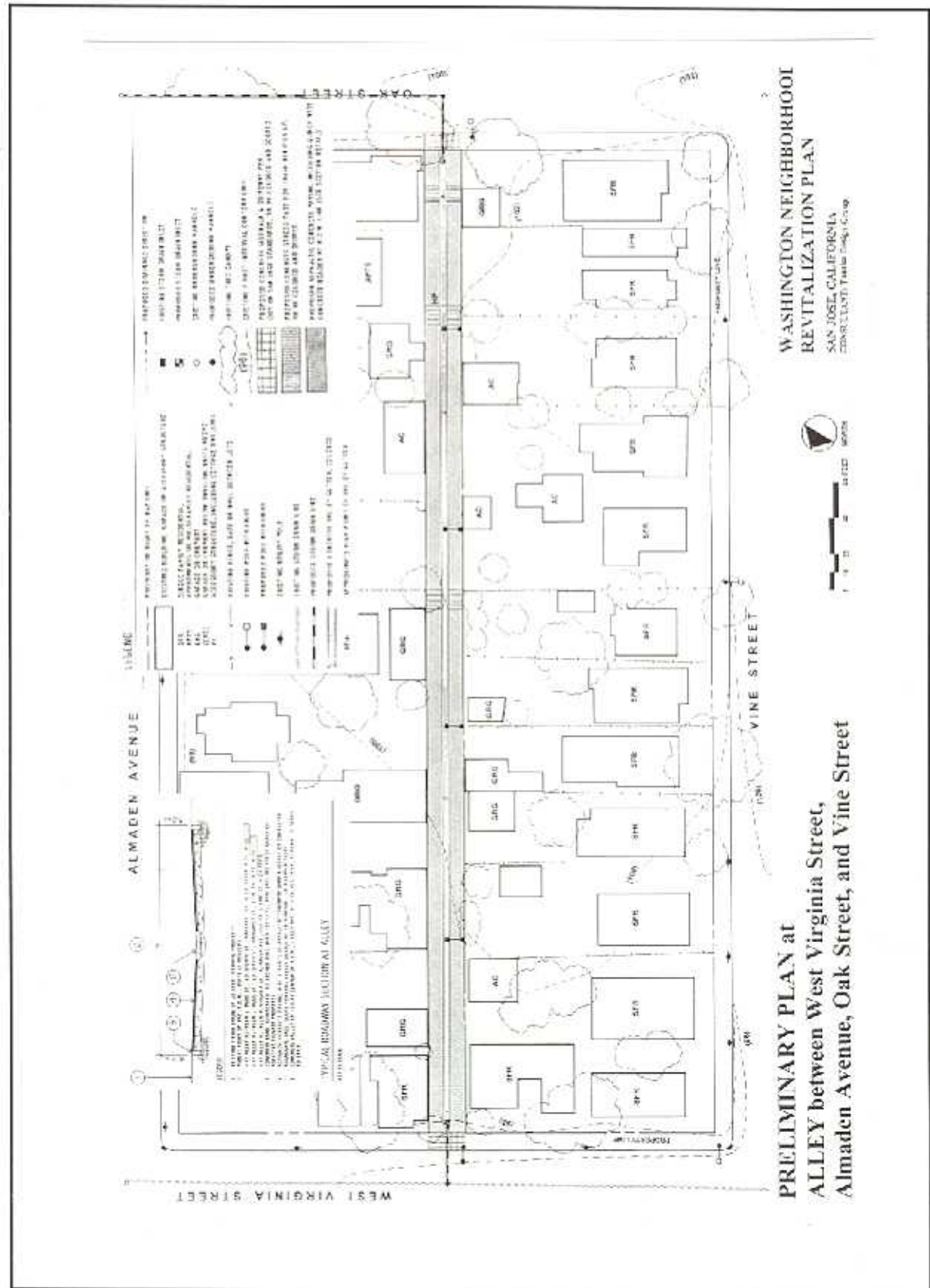
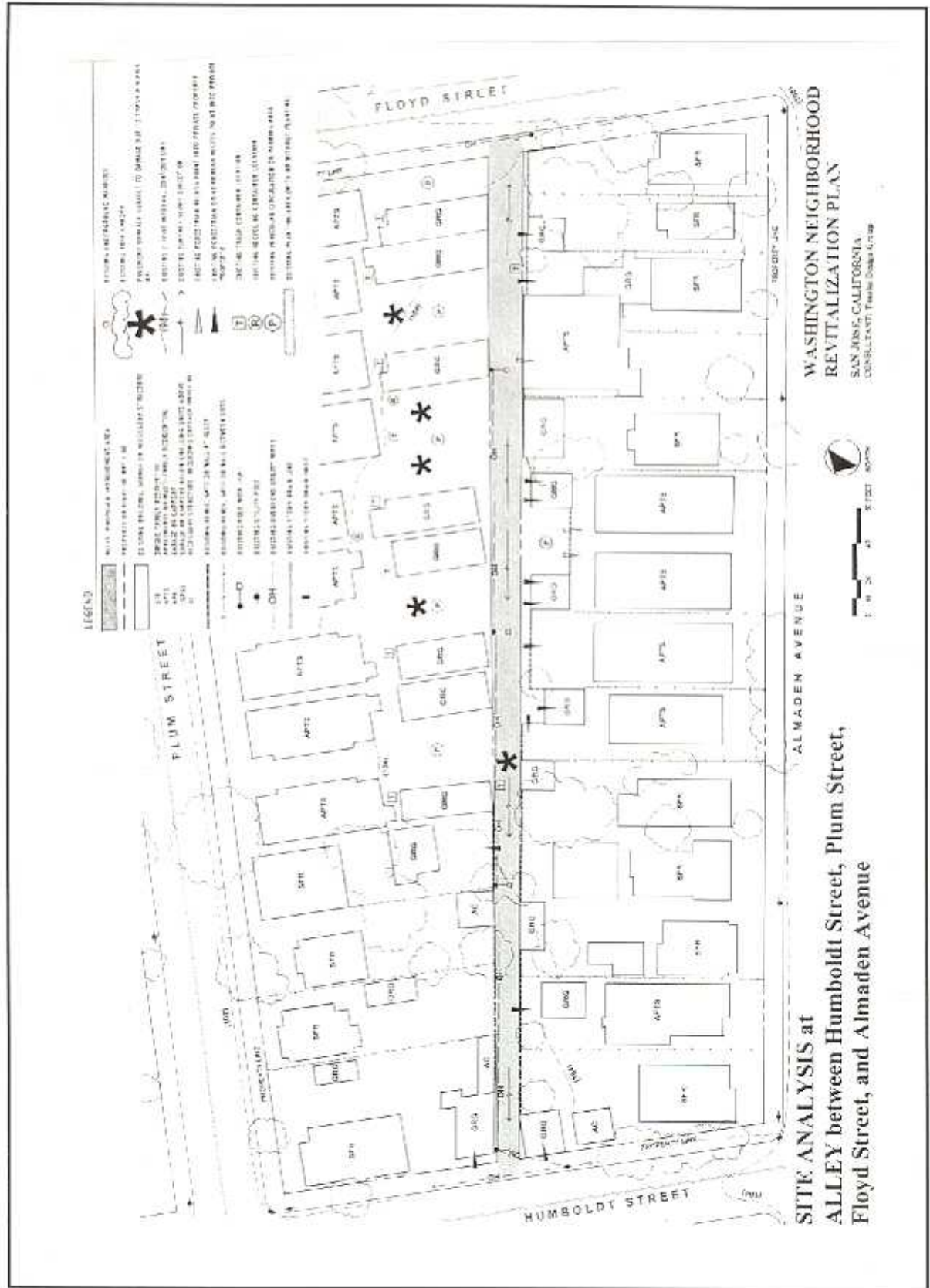
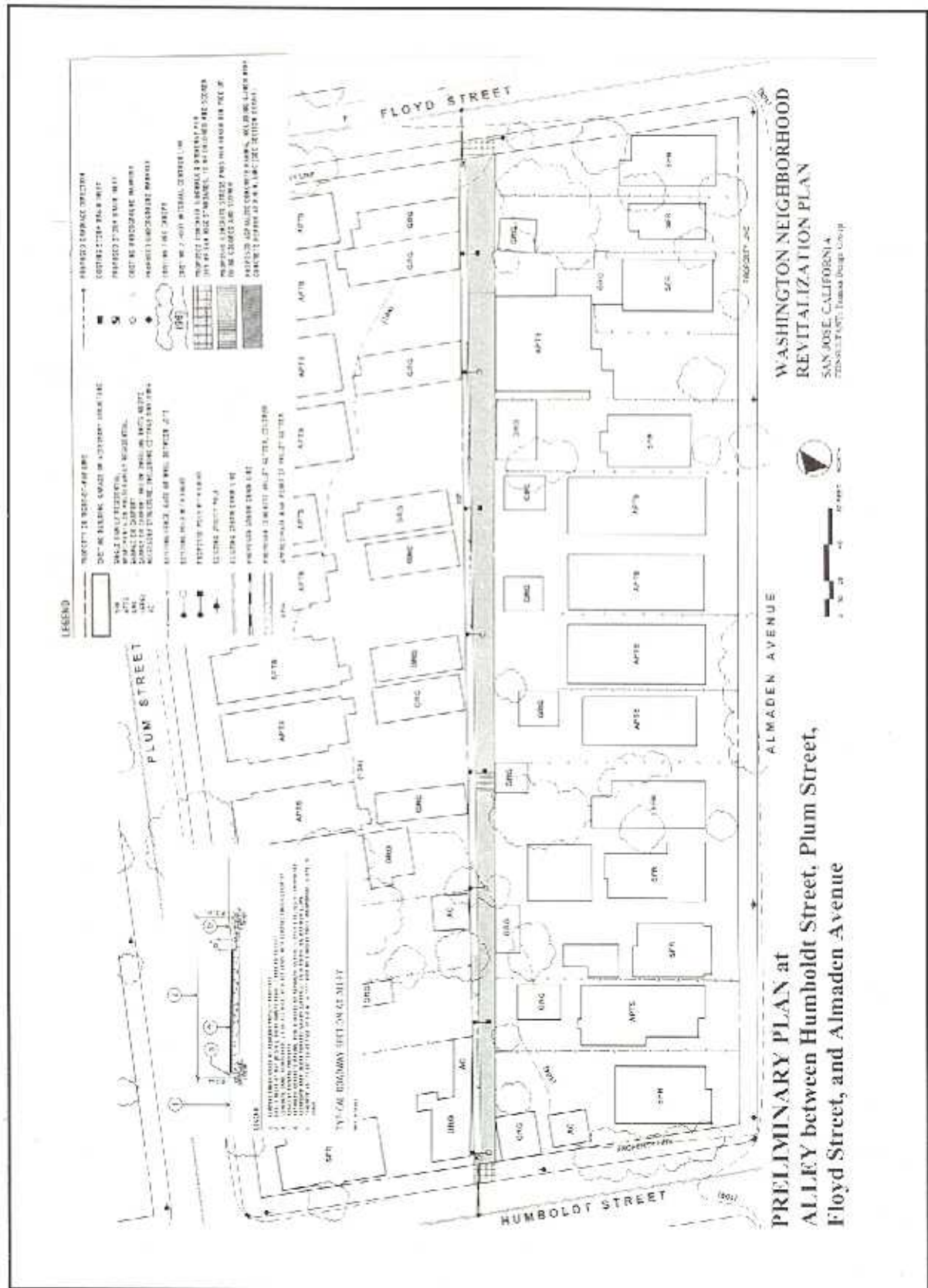


Figure B-5: Existing Conditions for the Alley Between Humboldt Street, Plum Street, Floyd Street, and Almaden Avenue





Concrete Stress Pads

To minimize damage to the alley roadway, concrete stress pads will be located in the alley adjacent to multi-unit residential properties in those areas where large trash bins are collected. Concrete is a more durable material than asphaltic concrete and better withstands the unloading of large trash bins by garbage trucks. The stress pads will be located where bins are currently stored, between closely located groups of bins, or adjacent to areas where future trash enclosures should be built. In addition, stress pads will only be placed in areas absent of low overhead wires and tree branches (the bins, when hoisted over a garbage truck, require a vertical clearance of 25 feet). To help improve the appearance of the alleys, the pad surface will be enriched with texture (scoring or stamping) and color. Concrete stress pads will not be located adjacent to single family homes, duplexes and triplexes, as these types of development use small trash containers which do not damage paving when they are emptied.

Curb Cuts and Aprons

All public curb cuts at the entryways of each alley will be reconstructed to City standards. The reconstructed curb cuts will be scored and colored to create a lively entrance to the alley.

Lighting

The City installed three street lights in the public right-of-way of one alley in Washington in 1997. The remaining alleys lack street lights. Street lights will be installed as part of the alley improvement project. Staff will coordinate with adjacent property owners to determine where new light standards may need to be located. Staff will also assess whether additional lighting

improvements are necessary in the alley where street lights were recently installed. If it is determined that additional light poles are needed, their installation will be included as part of the alley improvement project.

PRIVATE PROPERTY IMPROVEMENTS

Redesigning and reconstructing the right-of-ways of alleys that cannot be closed is the first step in improving the function, appearance, and safety of these alleys in Washington revitalization area. Another important step will be for adjacent property owners to make improvements to their private properties abutting the alley. The overall success of the alley improvement plan is to a large degree contingent on private property improvements.

The goal of the following design guidelines is to create a more street-like atmosphere that encourages legitimate use of the alleys by adjacent residents and that discourages illegal or unsafe activities. The following guidelines are intended to open up properties to the alleys and create a more street-like environment through landscaping and setbacks, open fencing, open parking areas, the addition of lighting and the improvement, or addition, of rear property entryways. By creating areas adjacent to alleys that are attractive and are actively used by residents, the security and overall appearance of the alleys will be enhanced.

Fencing/Walls

To create a more open and lively street-like space that both increases public safety and improves the appearance of the alleys, fences or walls that visually close private properties off from the alleys should either be removed or redesigned. New and/or

replacement fencing should follow the guidelines listed below:

- Fences should be open to allow light to pass through and to allow for observation of the alleys.
- Fences should be setback from the rear property line by at least 3 feet. Setback areas should be landscaped with plants that are durable.
- The maximum height limit for fences abutting the alley should be 6 feet.
- If a fence is to be located at the property line or within the setback area, it should use an open design, and should be no more than 4 feet 6 inches tall.
- If a fence must be solid or opaque, it should be textured, painted, or landscaped with climbing vines to soften its appearance.
- Fencing materials should be durable and act as a deterrent to graffiti. Chain link fencing is not permitted. In locations where fencing is vulnerable to damage from parking vehicles (e.g. fences closer than 3 feet to the alley edge without a landscaped buffer), open fences constructed with heavy gauge steel are encouraged.

For examples of recommended fence designs see Figures B-7 through B-10.

Existing solid walls located on or very near rear property lines that are in good condition and are not to be removed can be painted to visually enhance the alleys.

Access

To encourage activity on the alleys, abutting private properties should have access ways onto the alleys for both pedestrians and, where feasible, for automobiles. Fences and walls along the alleys should have at least one gate or opening providing access to and from the alley.

Entryways

Property owners are encouraged to make physical improvements to make entryways accessing the alley feel more like “front yards.” Improvements could include the use of enriched paving materials for driveways and pedestrian paths, special lighting features, and colorful or emphatic landscaping. In addition, high quality driveway and pedestrian gates, with a high level of detail and articulation, are encouraged. Driveway gates should not visually close properties off from the alley and should be constructed to allow light to pass through. For examples of recommended gate designs see Figures B-11 and B-12.

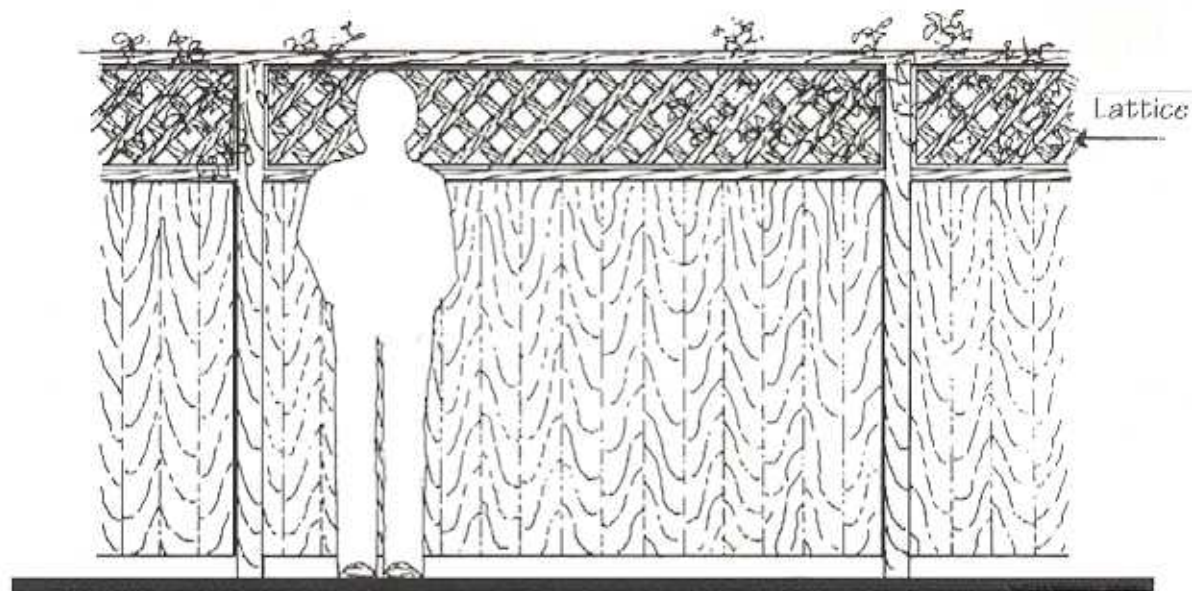
Structures abutting the alley should have entry points accessing the alleys and windows looking onto the alley. Increasing visual access to the alleys can help improve public safety by discouraging illegal activities. New structures should not be constructed with the rear portion of the building facing the alley.

Facades

Property owners adjacent to the alleys are encouraged to improve and beautify the rear façade of existing structures abutting the alley (i.e., garages, sheds, cottages, carports). To accomplish this end, the following techniques are recommended alone or in combination:

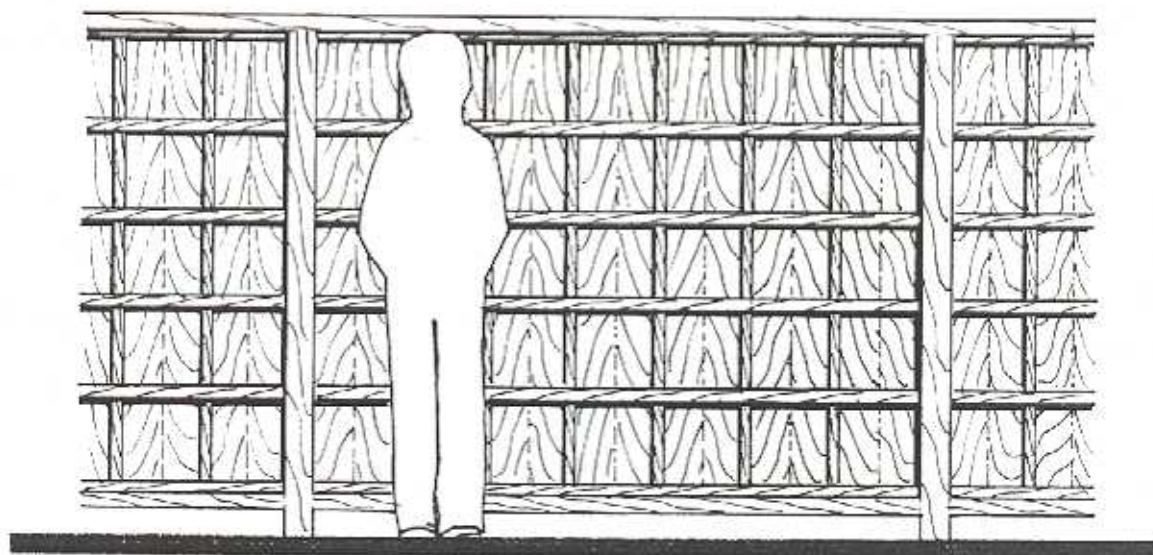
Figure B-7: Solid Fences

Solid fences should be textured, painted, or landscaped with climbing vines to soften its appearance



COMBINATION OF SOLID WOOD FENCE
AND LATTICE WOOD

Use durable materials
for solid fences



SOLID WOOD FENCE WITH LATTICE

Figure B-8: Open Fences

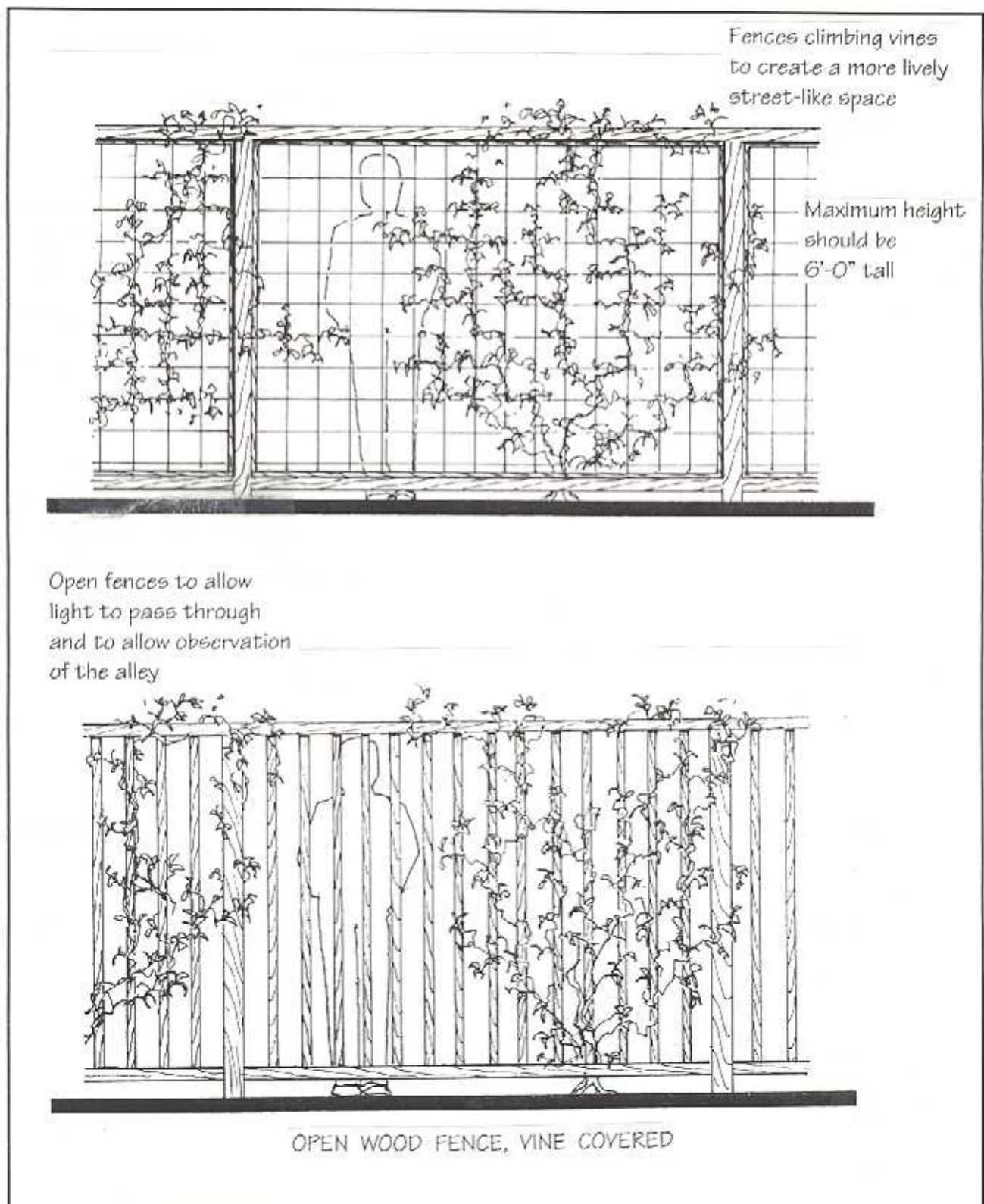


Figure B-9: Open and Solid Fences

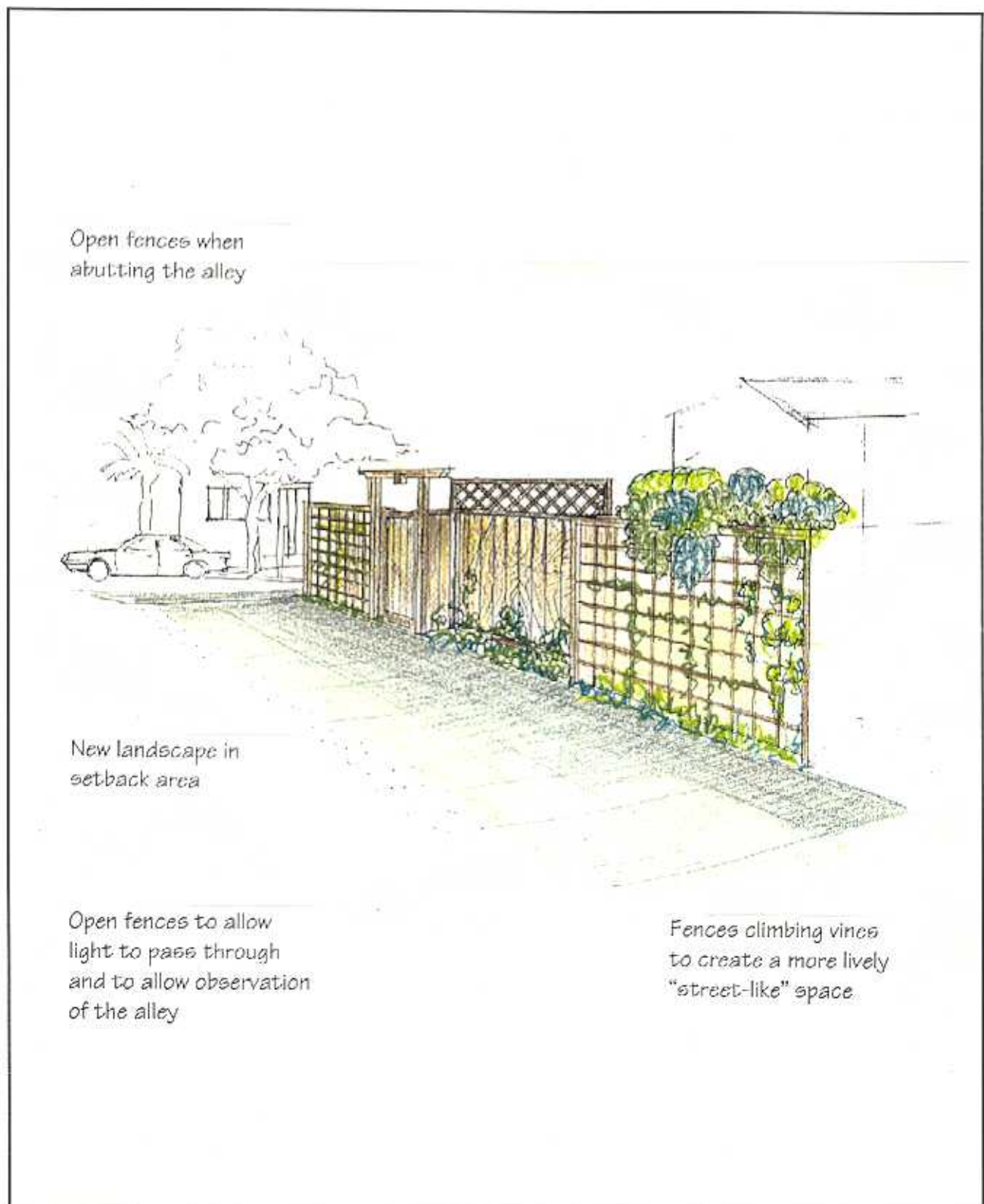


Figure B-10: Recommended Setbacks

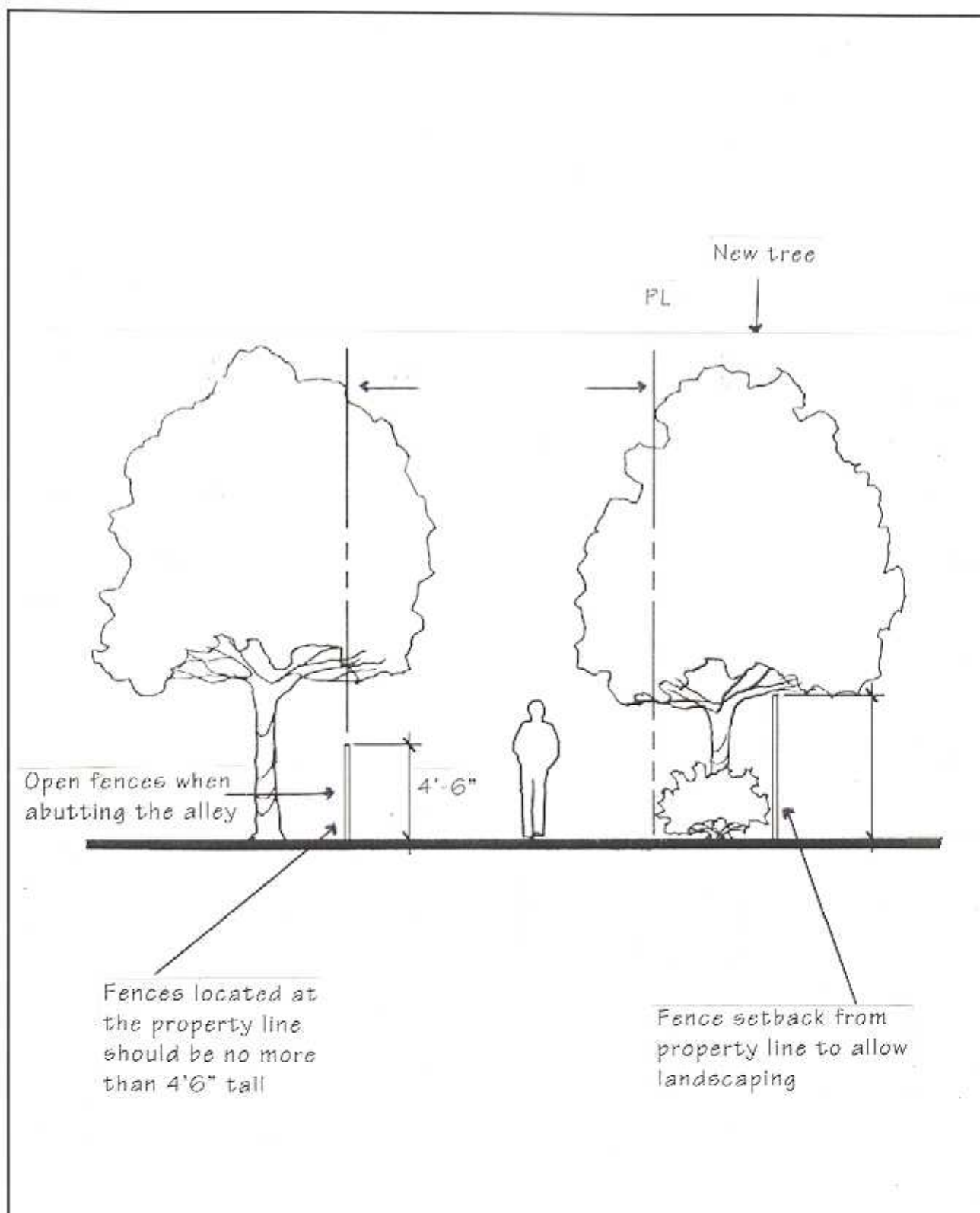


Figure B-11: Entryways

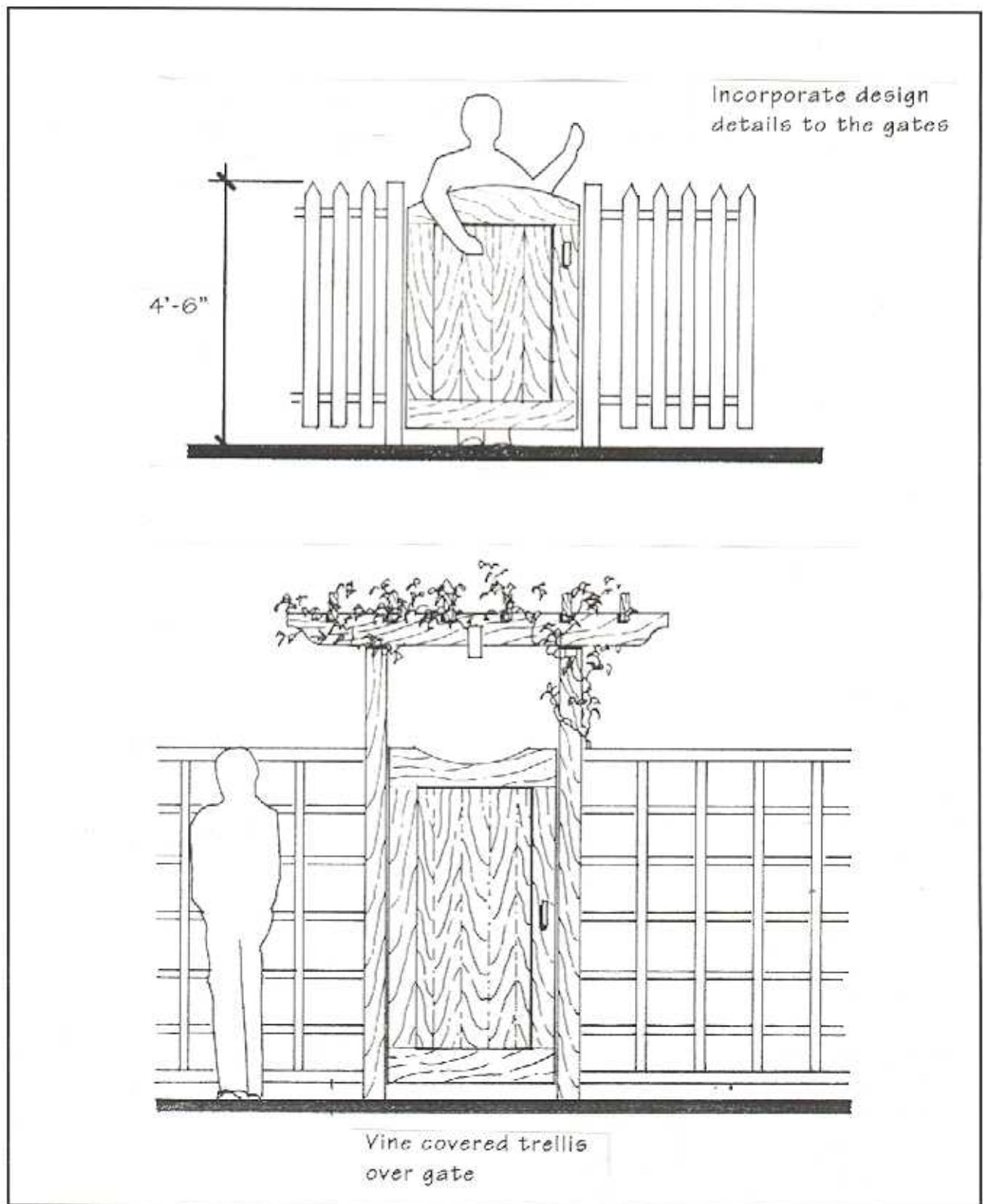
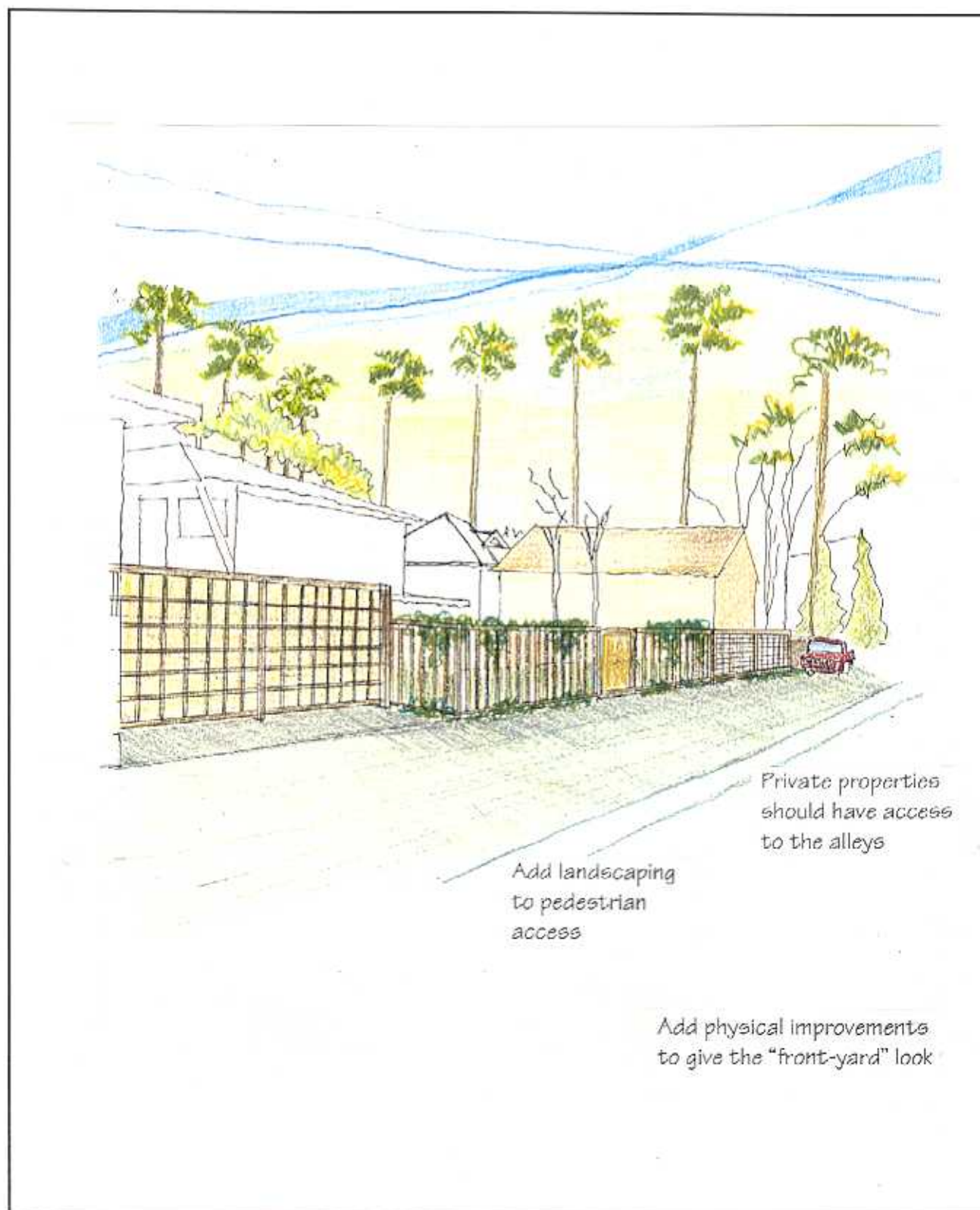


Figure B-12: Entryways



- Repair or remove unsightly elements. Paint unpainted, chipped, or exposed surfaces.
- Adorn the structures with garden-like elements such as trellises or arbors, and plant and train vines and/or flowering vegetation to grow onto them.
- Install lighting over doorways and near entryways.

Figure B-13 illustrates some of these techniques.

Trash Enclosures

Trash bins, garbage containers, and recycling carts are major contributors to visual blight within and along the alleys. Storage of trash bins, garbage containers, and recycling carts is not permitted in the public right-of-way. To discourage illegal dumping, to prevent bins and containers from migrating into the public right-of-way and to create a more attractive environment, trash bins, garbage containers, and recycling carts should be stored in an enclosed area hidden from public view (see Figure B-14).

Multiple-family residential buildings with four or more units should construct trash enclosures using solid fences or walls to serve as an effective visual barrier. Wood and concrete are appropriate materials; chain link fencing is not permitted. Vine planting or overhead wood trellises can help to create a more attractive enclosure. For surveillance purposes, the bottom portion of the fence/wall may be kept clear to discourage people from hiding in the enclosure.

Access points into trash enclosures should be gated to further hide trash bins and receptacles from public view and to discourage illegal dumping. For multiple-family properties, a landing, if space allows, should be located on the property adjacent to

the enclosure to temporarily store trash bins before and after pickup. Such a landing helps keep bins out of the public right-of-way. If space is limited or unavailable, property owners should contract with the local garbage collector to have the dumpster truck operator remove and replace bins from inside the trash enclosure.

Trash enclosures serving multiple-family buildings with four or more units should be located as close as feasible to concrete stress pads. If construction of a trash enclosure is to occur before reconstruction of the alley, then trash enclosures should be located no further than 25 feet from an area without overhead obstruction from utility wires and tree branches. Where adjoining properties utilize trash bins, then enclosures should be grouped together to minimize their visual impact and to allow for the placement of concrete stress pads to serve multiple properties.

Lighting

To improve public safety, light fixtures on private property are encouraged wherever access onto private property occurs (i.e. garages, gates, doorways.) Small decorative lights can be mounted on a building, fence, or wall to illuminate a gate, garage door, or access point such as a pathway.

Paving

Vehicle parking or driveway areas abutting the alleys should be paved with durable materials, such as concrete, to create an acceptable all weather parking surface. In locations where drainage requirements preclude alley paving from being flush with adjacent vehicle access and parking areas, the City will work with adjacent property owners to pave or repave these areas to prevent damage to alley pavement.

Figure B-13: Façade Improvements

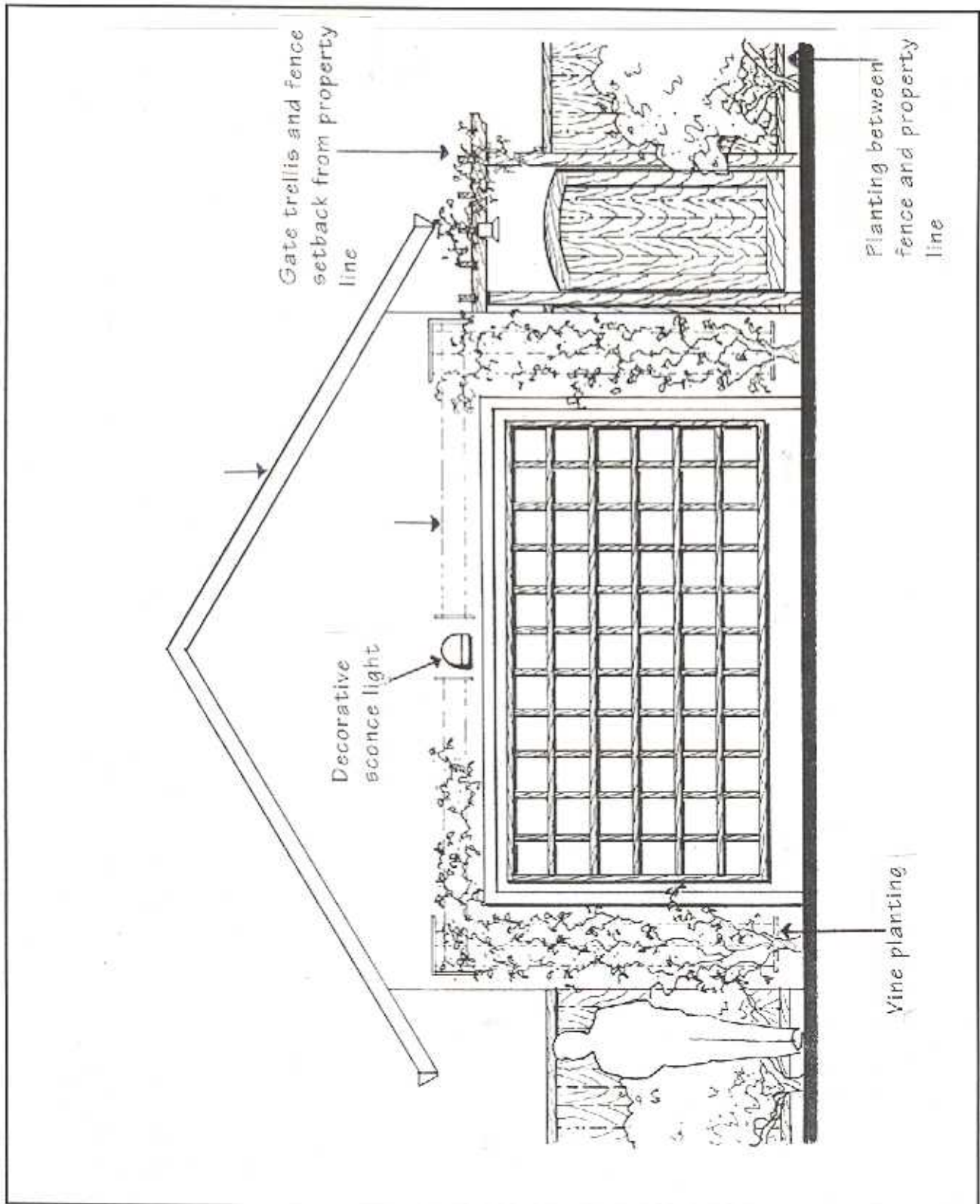
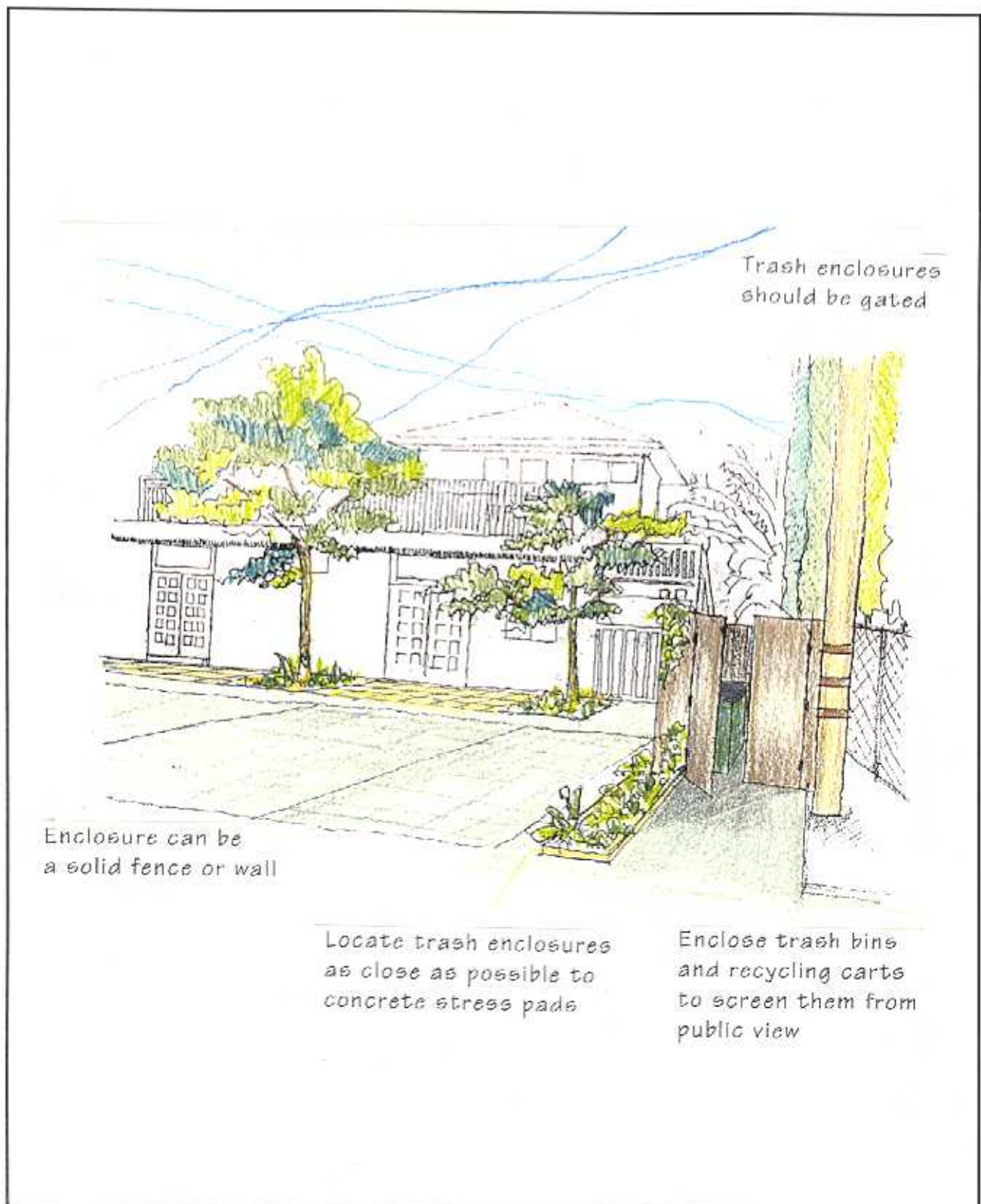


Figure B-14: Trash Enclosure



Landscaping and Irrigation

As a cost-effective tool to beautify the alleys, landscaping and trees are encouraged along the alleys where space allows.

Landscaping and trees must be durable and drought resistant, and should provide color, shade, seasonal interest, or interesting textures. See Figure B-15 for an example of landscaping in a parking area adjacent to an alley.

The location of trees should be based on the proximity of other existing trees, existing structures, or overhead utility wires. New trees planted adjacent to the alleys should be a minimum of 15 gallons in size. New trees should also be deep watered for a minimum of two years to encourage roots to grow downward and discourage the uprooting of alley paving (see Figure B-16).

To protect landscaping and alley paving and to provide definition, the construction of curbs around landscaped areas abutting the alleys is encouraged.

For a list of recommended trees and shrubs, refer to the Recommended Plant List on page 158 of this appendix.

No Parking and No Trespassing Signage

To prevent visual clutter, a maximum of two “no parking” and “no trespassing” signs are permitted along and/or visible from the alley. Signage placed along the alley should be attached flush with fences and walls and the top edge of a sign should not be higher than the top edge of a fence or wall.

Figure B-15: Landscaping Improvements in Adjacent Parking Area

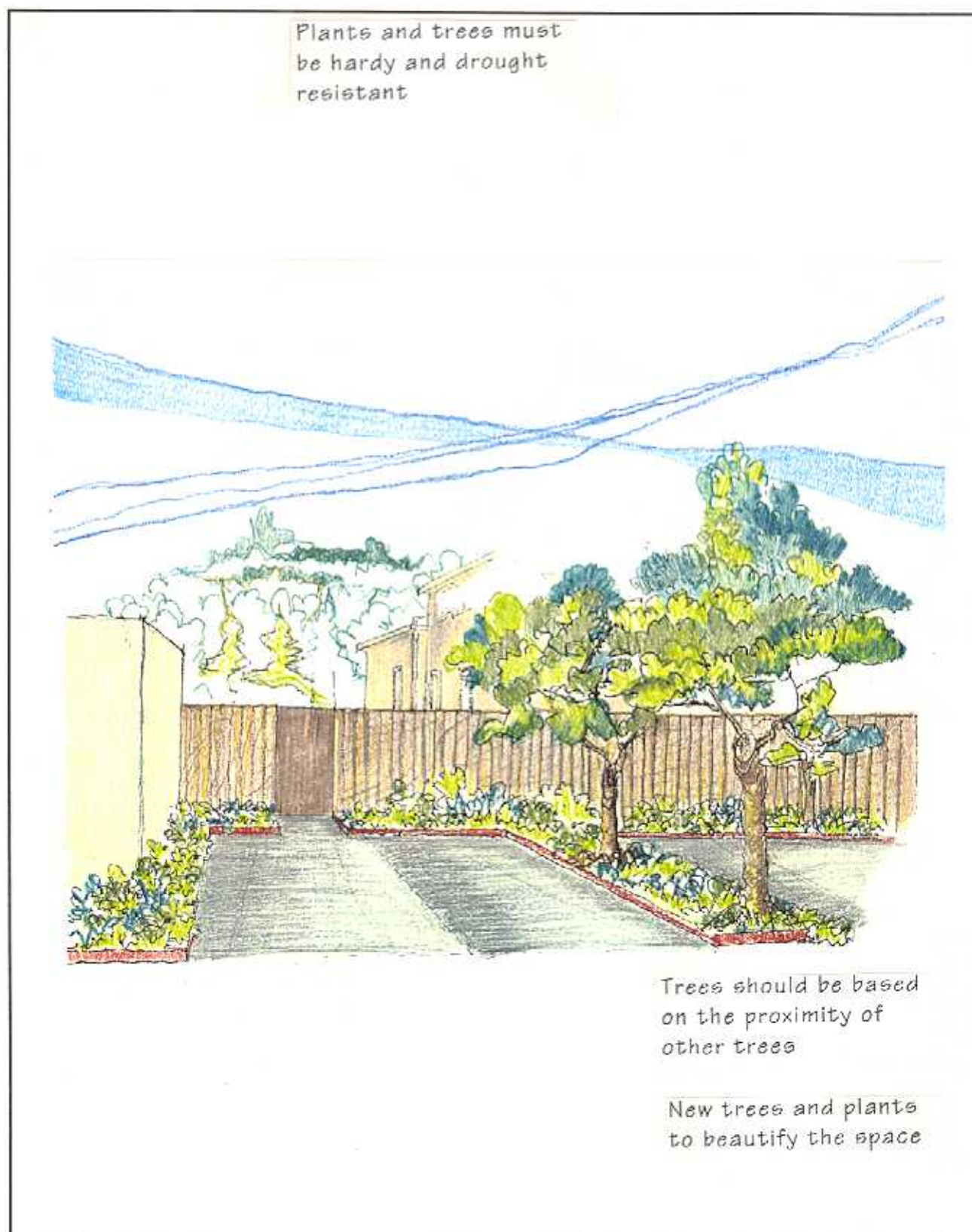
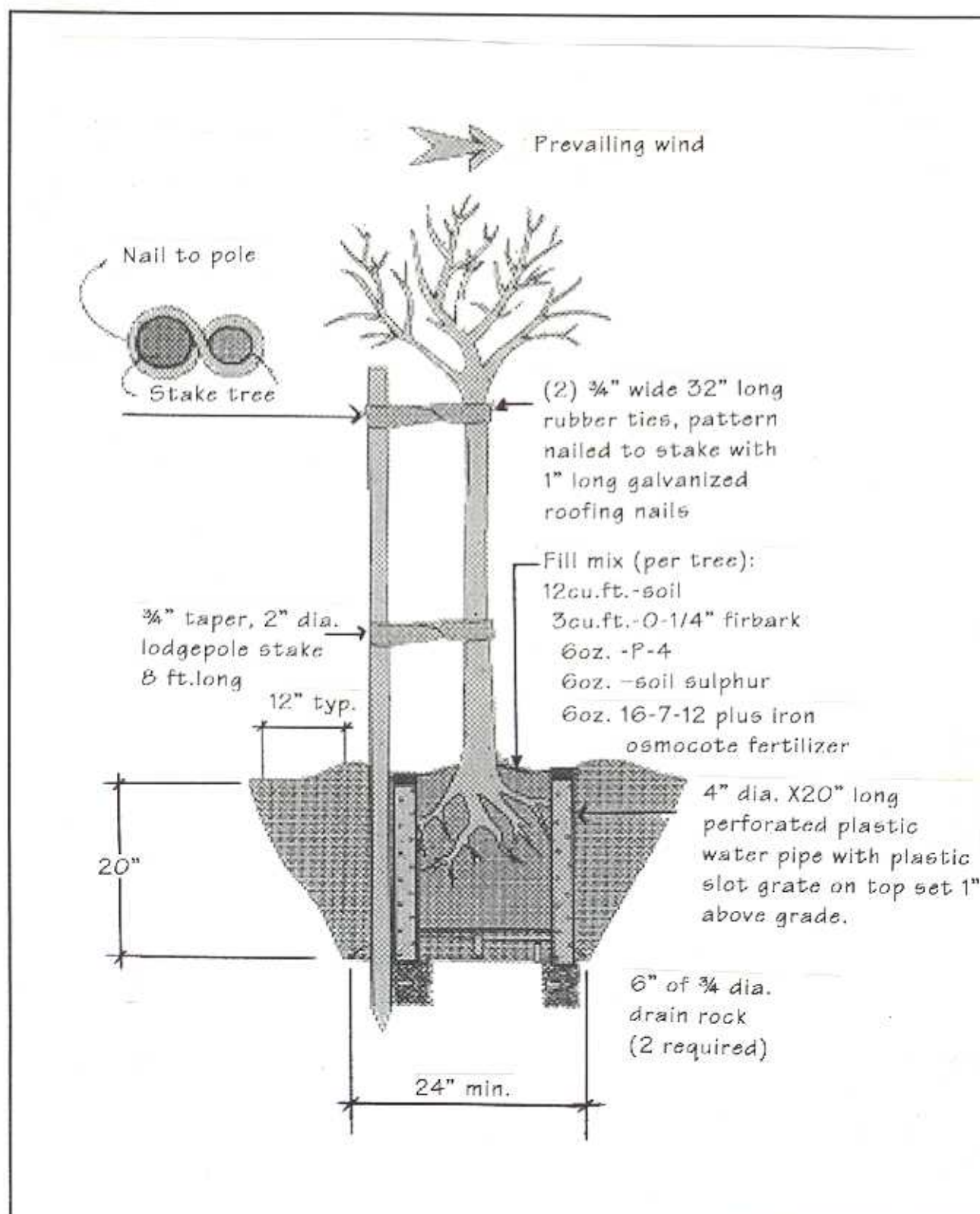


Figure B-16: Irrigation



Recommended Plant List

TREES	
<i>Botanical Name</i>	<i>Common Name</i>
Trees with Vibrant Fall Colors	
Pistanchia Chinensis	Chinese Pistache
Ginkgo Biloba	Maidenhair Tree
Koelreuteria Paniculata	Golden Rain Tree
Pyrus Calleryana	Flowering Pear
Prunus Cerasifera	Purple Leaf Plum
Flowering Trees	
Callistemon Citrinus	Lemon Bottlebrush
Lagerstremia Indica	Crap Myrtle
Melaleuca Lunarifolia	Flaxleaf Paperbark
Pyrus Calleryana	Flowering Pear
Rofinia Ambigua	Idaho Locust
Shade Trees	
Platanus Acerifolia	Yarwood
Other Trees	
Quercus Suber	Cork Oak
Schimus Molle	California Pepper Tree
Citrus Species	Lemon, Lime, Orange Trees
Koelreuteria Bipinnata	Chinese Plum Tree
Lithocarpus Densiflorus	Tanbark Oak
Melaleuca Styphelioides	Prickly Paperbark
Phoenix Canariensis	Canary Island Date Palm
Photinia Fraseri	No Common Name
Pinus Eldarica	Eldarica Pine
Pinus Thunbergiana	Japanese Black Pine
Pittosporum Phillyraeoides	Willow Pittosporum
Podocarpus Gracilior	African Fern Pine
Quercus Agrifolia	Coast Live Oak
Quercus Ilex	Holly Oak
Quercus Lobata	Valley Oak
Rhaphillepis "Majestic Beauty"	Majestic Beauty Hawthorne
Trachycarpus Fortunei	Windmill Palm
Tristania Conferta	Brisbane Box

SHRUBS	
<i>Botanical Name</i>	<i>Common Name</i>
Abelia Grandiflora	Glossy Abelia
Agapanthus Africanus	Lily-of-the-Nile
Aloe Species	Aloe
Alyogyne Huegelii	Blue Hibiscus
Arbutus Unedo	Stawberry Tree
Berberis Darwinii	Darwin's Barberry
Berberis Mentorensis	Mentor Barberry
Berberis Thunbergii	Japanese Barberry
Callistemon Citrinus 'Violaceus'	Violaceous Lemon Bottlebrush
Cercis Occidentalis	Western Redbud
Chaenomeles Cultivars	Flowering Quince
Cotaneaster Lacteus	Red Clusterberry
Escallonia 'Fradesi'	Escallonia
Euryops Pectinatus	Golden Shrub Daisy
Feuoa Sellowiana	Pineapple Guava
Hakea Suaveolens	Sweet Hakea
Heteromeles Arbutifolia	Toyon
Juniperus Chinensis 'Mint Julep'	Mint Julep Juniper
Mahonia Aquifolium	Oregon Holly Grape
Mahonia Pinnata	California Holly Grape
Myrsine Africanum	African Box
Myrtus Communis	Myrtle
Nadina Domestica	Heavenly Bamboo
Nerium Oleander	Oleander
Osmanthus Frangras	Sweet Olive
Phormium Tenax	New Zealand Flax
Photinia Fraseri 'Indian Princess'	Indian Princess Photinia
Phontinia Serrulata	Chinese Phontinia
Pittosporum Eugenioides	No Common Name
Pittosporum Tenuifolium	No Common Name
Plumbago Auriculata	Cape Plumbago
Podocarpus Macrophylla	Yew Pine
Prunus Caroliniana	Carolina Laurel Cherry
Prunus Illicifolia	Holly-Leaf-Cherry
Prunus Laurocerasus 'Zabeliana'	Zabel Laurel
Prunus Lusitanica	Portugal Laurel
Prunus Lyonii	Catalina Cherry
Punica Granatum	Pomegranate
Rhamnus Californica	California Coffeeberry
Raphiolepis Indica 'Springtime'	Springtime India Hawthorn
Ribes Sanguineum	Flowering Current

Ribes Speciosum	Fuchsia-Flowered Gooseberry
Ribes Viburnifolium	Evergreen Current
Sarcococa Ruscifolia	Fragrant Sarocococa
Sollya Heterophylla	Australian Bluebell
Tristania Laurina	Swamp Myrtle
Viburnum Suspensum	Sandankwa Viburnum
Westringia Rosmariniformis	Rosemary Bush Westringia
Xylosma Congestum	Shiny Xylosma

VINES	
<i>Botanical Name</i>	<i>Common Name</i>
Campsis Radicans	Trumpet Creeper
Clytostoma Callistegiodes	Lavender Trumpet Vine
Disticus Buccinatoria	Blood Red Trumpet Vine
Jasminum Polyanthum	Pink Jasmine
Lonicera Hildebrandiana	Burmese Honeysuckle
Macfadyena Unguis-Cati	Yellow Trumpet Vine
Parthenocissus Tricuspidata	Boston Ivy
Passiflora Caerulea	Passion Vine
Rosa 'Cecile Bruner'	Cecile Brunner Rose
Rosa Banksiae 'Albaplena'	Albaplena Lady Banks Rose
Solanum Jasminoides	Potato Vine
Vitis Vinifera	Grape
Wisteria Species	Wisteria

GROUNDCOVERS	
<i>Botanical Name</i>	<i>Common Name</i>
Acacia Redolens	No Common Name
Acanthus Mollis	Bear's Breach
Amaryllis Belladonna	Naked Lady Lily
Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita
Arctostaphylos 'Point Reyes'	Point Reyes Manzanita
Arctostaphylos Hookeri	Monterey Manzanita
Arctotis Hybrids	African Daisey
Asparagus Densiflorus 'Sprengeri'	Sprenger Asparagus
Baccharis Pilularis 'Twin Peaks'	Twin Peaks Dwarf Coyote Bush
Calendula Officinalis	Calendula
Ceanothus Gloriosus Porrectus	Mount Vision Ceonothus
Ceanothus Rigidus 'Snowball'	Snowball Cleonothus
Ceratostigma Plumbago	Dwarf Plumbago

Chrysanthemum Frutescens	Marguerite
Cistus Salvifolius	Sageleaf Rockrose
Cistus Skanbergii	Hybrid Rockrose
Coprosma 'Verde Vista'	Verde Vista Coprosma
Coprosma Kirkii	Creeping Coprosma
Cotoneaster 'Lowfast'	Lowfast Cotoneaster
Cotoneaster Congesa 'Likiang'	Likiang Cotoneaster
Cotoneaster Horizontalis	Rock Cotoneaster
Cyrtomium Falcatum	Holly Fern
Delosperma Alba	White Ice Plant
Dietes Iridioides	Fortnight Lily
Dryopteris Erythrosora	Autumn Fern
Eschscholzia Californica	California Poppy
Festuca Ovian Glauca	Blue Fescue
Gazania Species	Gazania
Hererocallis Species	Daylilies
Hypericum Clycinum	St. John's Wort
Iris Douglasiana	Douglas Iris
Juniperus Chinensis 'Parsonii'	Prostata Juniper
Juniperus Virginiana 'Silver Spreader'	Sivler Spreader Juniper
Kniphofia Uvaria	Red Hot Poker
Lantana Montevidensis	Trailing Lantana
Lobularia Maritima	Sweet Alyssum
Nandina Domestica Cultivars	Heavenly Bamboo
Narcissus	Daffodil
Pelargonium Hortorum	Common Geranium
Pennisetum Setaceum	Fountain Grass
Penstemon Heterophyllus Purdyi	Beard Tongue
Polystichum Munitum	Western Sword Fern
Romnya Coulteri	Matilija Poppy
Rosemarinus Officianalis Cultivars	Rosemary
Salvia Clevelandii	Cleveland Sage
Salvia Leucantha	Mexican Sage
Scilla Peruviana	Peruvian Scilla
Senecio Cineraria	Dusty Miller
Stachys Byzantia	Lamb's Ear
Teucrium Fruticans	Bush Germander
Zantedeschia Aethiopica	Calla Lily
Zauschneria Californica	California Fuchsia

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Washington Neighborhood Advisory Group

Councilmember David Pandori, Chair
Ray Moreno, Vice-Chair
Autumn Gutierrez, Resident
Belinda Maldondo, Resident
Juventino Palacios, Resident
Christina Sanchez, Resident
Cecilia Santos-Lewis, Resident
Omar Torres, Resident
Albert Moreno, Washington Elementary School
Linda Cortez, Guadalupe-Washington Neighborhood Association
Leo Rubio, Guadalupe-Washington Neighborhood Association
Juan Mendoza, Los Amigos de la Biblioteca Latioamericana
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Maribel Alvarez, MACLA
Vicente Perez, Catholic Charities
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Steven McDonald, The John Stewart Company
John Oliver, Willow Street Business and Professional Association

Mayor and City Council

Mayor Susan Hammer
Trixie Johnson, District 1
Charlotte Powers, District 2
David Pandori, District 3
Margie Fernandes, District 4
Manny Diaz, District 5
Frank Fiscalini, District 6
George Shirakawa, District 7
Alice Woody, District 8
John Diquisto, District 9
Pat Dando, District 10

Department of Planning, Building and Code Enforcement

James R. Derryberry, Director
Kent Edens, Deputy Director
Patricia Colombe, Principal Planner
Laurel Prevetti, Senior Planner
Laura Dodson, Project Manager
Suparna Saha, Planning Technician

Department of Parks, Recreation, and Neighborhood Services

Mark Linder, Director
Margaret Cohen
Maria De Leon
Rosamaria Hernandez
Dick Busse
Laura Segura
Servando Perez
Beatriz Maciel

Public Works Department

Fred Moezzi

(Continued on next page.)

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Washington Technical Advisory Committee

Tom MacRostie, Housing
Julia Abdala, Housing
Lt. Craig Buckhout, Police
Wayne Jones, Police
Mark Ruffing, Code Enforcement
Eric Calleja, Code Enforcement
Lance Uyeda, Code Enforcement
Donna Mills, Streets and Traffic

Tim Wright, Streets and Traffic
Linda Mendez-Ortiz, Biblioteca
Latinoamericana
Carla Ruigh, Public Works
Joel Slavitt, Public Works
Joe Vafa, Public Works
Jessica Zadeh, Public Works
Kayleen Warner, Environmental Services
Nanci Klein, Economic Development
Eileen Dorset, Redevelopment Agency